HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

DECREASED to

1.3%

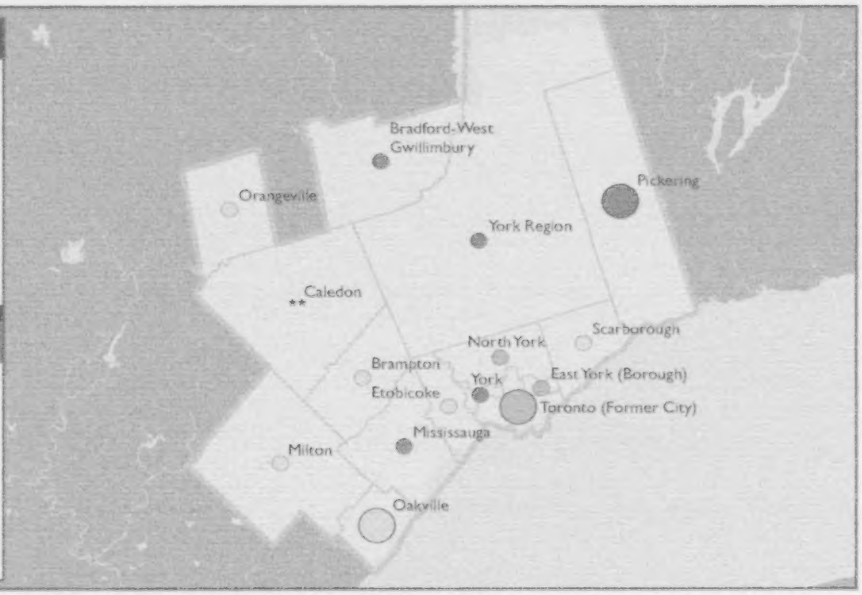
- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,233

UP by 3.1%

- Below CMA
- Similar to CMA
- Above CMA



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.4% Vacancy Rate	1.3% Vacancy Rate	1.3% Vacancy Rate	1.8% Vacancy Rate
$957 Avg. Rent	$1,132 Avg. Rent	$1,327 Avg. Rent	$1,515 Avg. Rent

"Rising costs of homeownership keep more people in rental."

Dana Senagama
Principal, Market Analysis, CMHC

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Canada

Housing market intelligence you can count on

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Key Analysis Findings

- Rising costs of homeownership continued to keep more people in rental accommodation
- Rising supply in both primary and secondary markets had little impact on tightening vacancy rates
- Millennials and newcomers to the GTA continued to drive rental demand

Purpose-built rental market continued to tighten

Growth in primary rental supply not enough to push vacancy rates higher

Purpose-built rental completions increased by 35 per cent (1,511 units) over the 12-month period ending June 30, 2016, the cut-off point for the survey. Despite increased completions, the net increase in the rental universe was negligible (only 544 units or 0.2 per cent) as some existing rental units were removed from the universe due to reasons such as demolitions, renovations and conversions to ownership, and were not enough to prevent further tightening in the vacancy rate. Tightening vacancy rates and a pick-up in rent growth induced more developers to get into the purpose-built rental business. In 2016, the number of rental units under construction averaged 6,000 units, up by more than 40 per cent from a year ago and the highest level since 1992. Demand was stronger for newer rental buildings with modern amenities and upgrades. The majority of the existing primary rental stock was older and in need of repairs. Structures built after 1990, which typically charged above average rents, had much lower vacancy rates than those built prior to 1990s. Additionally, units that rented in the highest quintile saw their vacancy rate fall to 1.8 per cent in October 2016 from 2.3 per cent a year ago.

High costs of homeownership keep more people in rental

The growth in the average price of a multiple-family dwelling (such as a condominium apartment or townhouse) was roughly 9 per cent at the time of the survey, compared to the same time period a year ago, and outpaced the average increase in rent at 3.2 per cent in 2016 for a fixed sample[1] of two-bedroom apartments (see Figure 1). This increase was above the maximum allowable rent increase of 2 per cent indicated in the provincial rent guideline. As the gap between the cost of renting and owning grew (see Figure 2 for more details) many households consciously decided to continue renting as shown by tightening vacancy rates across all apartment types.

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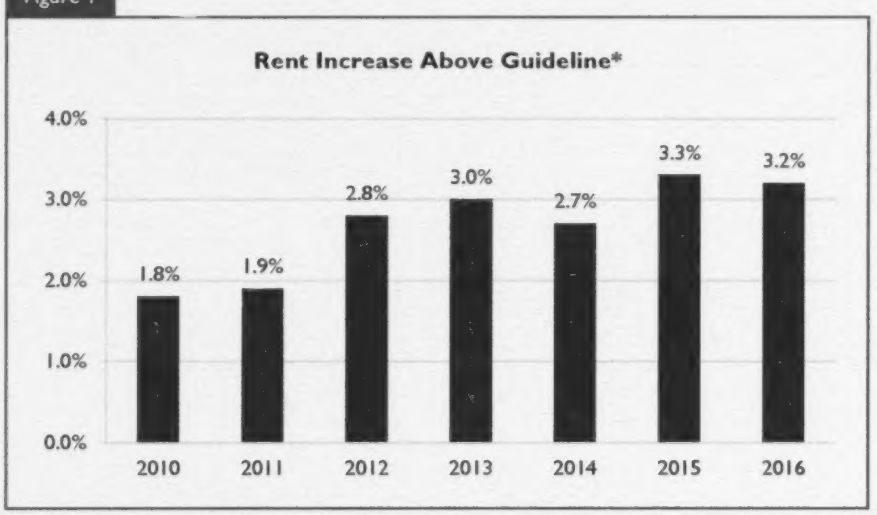
Low turnover rates point to less mobility among tenants

The GTA had a turnover rate of 15.9 per cent, which was among the lowest in Ontario (see Ontario RMR), suggesting that deteriorating affordability in homeownership kept more people in rental. Despite low

Figure 1



Source: CMHC Rental Market Survey
*Fixed sample two-bedroom apartment rent

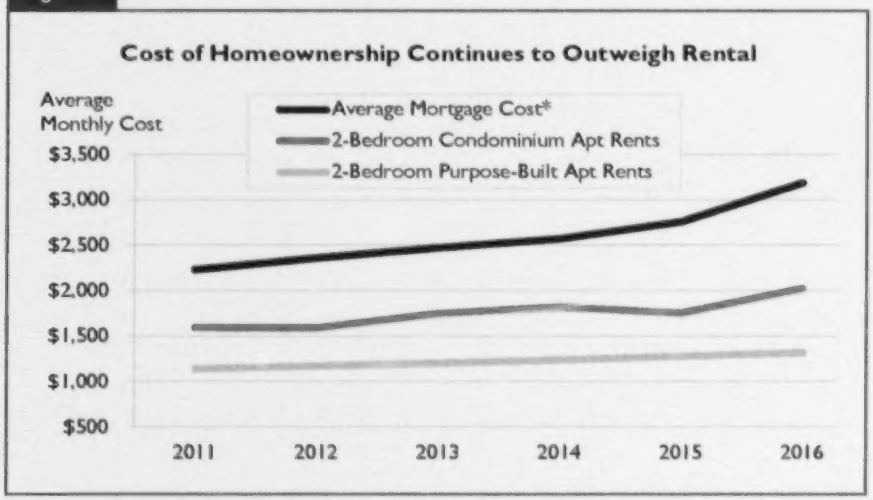
[1] See Technical Note on p. 66 for an explanation of the fixed sample rent increase.

turnover rates across the GTA the former City of Toronto, where there was a higher concentration of bachelor and one-bedroom apartments, had the highest turnover rate of almost 19 per cent. Greater choice among smaller rental apartment types and higher mobility among tenants that typically occupy such units were likely reasons for the higher turnover rate.

Younger age groups and migrants drive rental demand

Key sources of new demand for rental housing were newly formed households by those headed by younger age groups and migrants. The population of those aged 25-44 years grew by roughly 3.5%[2] so far this year. Economic growth in the GTA picked up, creating more prosperity and thus demand for housing, but rising house prices have kept more people in rental. The number of full-time employed among those aged 25-44 years grew significantly as well over the last couple years, and moved closer to numbers seen before the recession. Furthermore, the share of the overall unemployed population remained stable at around 7 per cent, and was still well below levels witnessed a few years ago[3]. Meanwhile, the number of new permanent residents settling in Toronto CMA increased in the first half of 2016, after reaching record lows in the same period last year[4]. Typically, newcomers seek rental accommodation upon first arriving in Canada as it gives them more time to obtain employment and credit histories prior to entering the homeownership market. There was also significant growth among international students by 5.8% in 2015[5]. Notably, this was a cohort that saw its population double in just six years, representing one of the fastest growing components of migration.

Figure 2



Source: CMHC, adapted from Bank of Canada, CMHC and CREA
*The mortgage carrying cost for 2016 is based on the average MLS® price as of Q3. Mortgage carrying costs are calculated on the average MLS® price, a 10 per cent down payment, the fixed five-year mortgage rate and a 25-year amortization period.

Figure 3

Source: CMHC Rental Market Survey

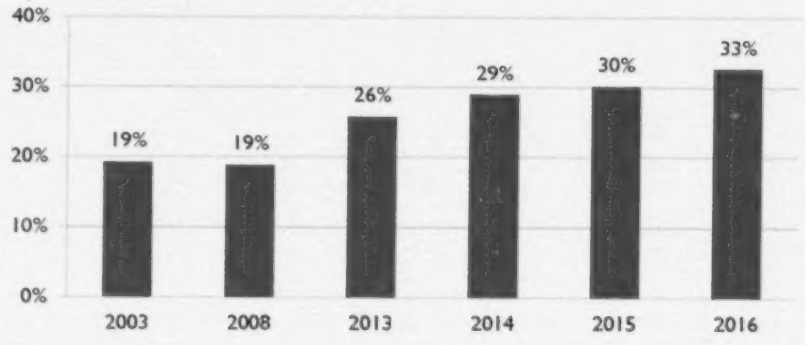
[2] Statistics Canada. Labour force survey estimates (LFS).
[3] Statistics Canada. Labour force survey estimates (LFS).
[4] Immigration, Refugees and Citizenship Canada (IRCC)
[5] IRCC.

Strong demand for rental condominium apartments

The condominium apartment vacancy rate dropped to one per cent in 2016, the lowest rate in seven years. Market conditions tightened despite an expansion in the rental condominium apartment universe by nearly 14 per cent (or 14,500 units). Demand increased slightly faster as indicated by the increase in the share of rental condominium apartments to 33 per cent in 2016 from 30 per cent in 2015 (see Figure 4). These supply increases were due to a high share of newly completed condominium units and previously owner-occupied condominium units being leased. In the 12 months period ending May 2016, the cut off point for the condominium survey, 18,456 condominium apartments reached completion in the GTA, down 37 per cent from an all-time high level recorded in the previous year. The number of newly completed units that were added to the condominium universe and offered for rent reached 50.3 per cent in 2016, similar to 51 per cent recorded last year. Low interest rates, low yields for other investment asset classes and faster rising resale prices have also discouraged investors from selling at completion. Low vacancy rates have encouraged existing condominium apartment owners to lease out their properties either as a long term investment or in anticipation of future price appreciation, which was consistent with the lower number of condominium listings on the MLS® system this year.

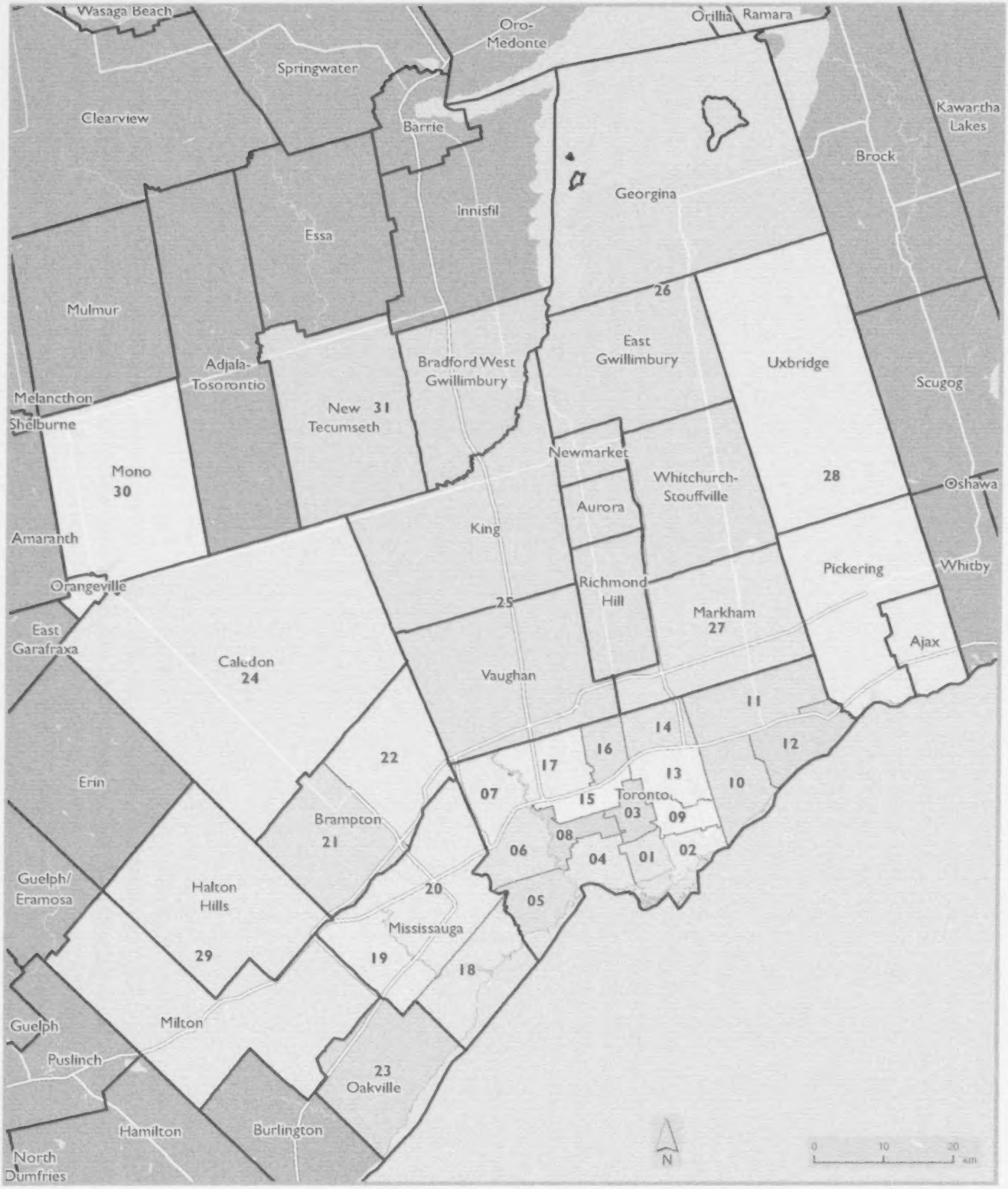
Figure 4

GTA Rental Condominium Apartment Stock Grows



Source: CMHC Rental Market Survey

Despite tightening vacancy rates, the matched sample average condominium apartment rent decreased by 4 per cent to $1,784 in 2016 compared to the previous year. Competition from newly completed and leased units, which boasted newer upgrades and amenities, likely forced existing condominium landlords to charge lower rents.


Wasaga Beach
Springwater
Oro-Medonte
Orillia
Ramara
Clearview
Barrie
Kawartha Lakes
Brock
Georgina
Innisfil
Essa
Mulmur
26
East Gwillimbury
Uxbridge
Scugog
Adjala-Tosorontio
Bradford West Gwillimbury
Melancthon
Shelburne
New Tecumseth
31
Newmarket
Mono
30
Whitchurch-Stouffville
28
Oshawa
Aurora
Amaranth
King
Pickering
Whitby
Orangeville
Richmond Hill
25
Markham
27
East Garafraxa
Caledon
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Vaughan
Ajax
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Erin
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07
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Toronto
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Brampton
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01
02
Guelph/ Eramosa
Halton Hills
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05
Mississauga
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Guelph
Milton
Puslinch
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Oakville
Hamilton
Burlington
North Dumfries
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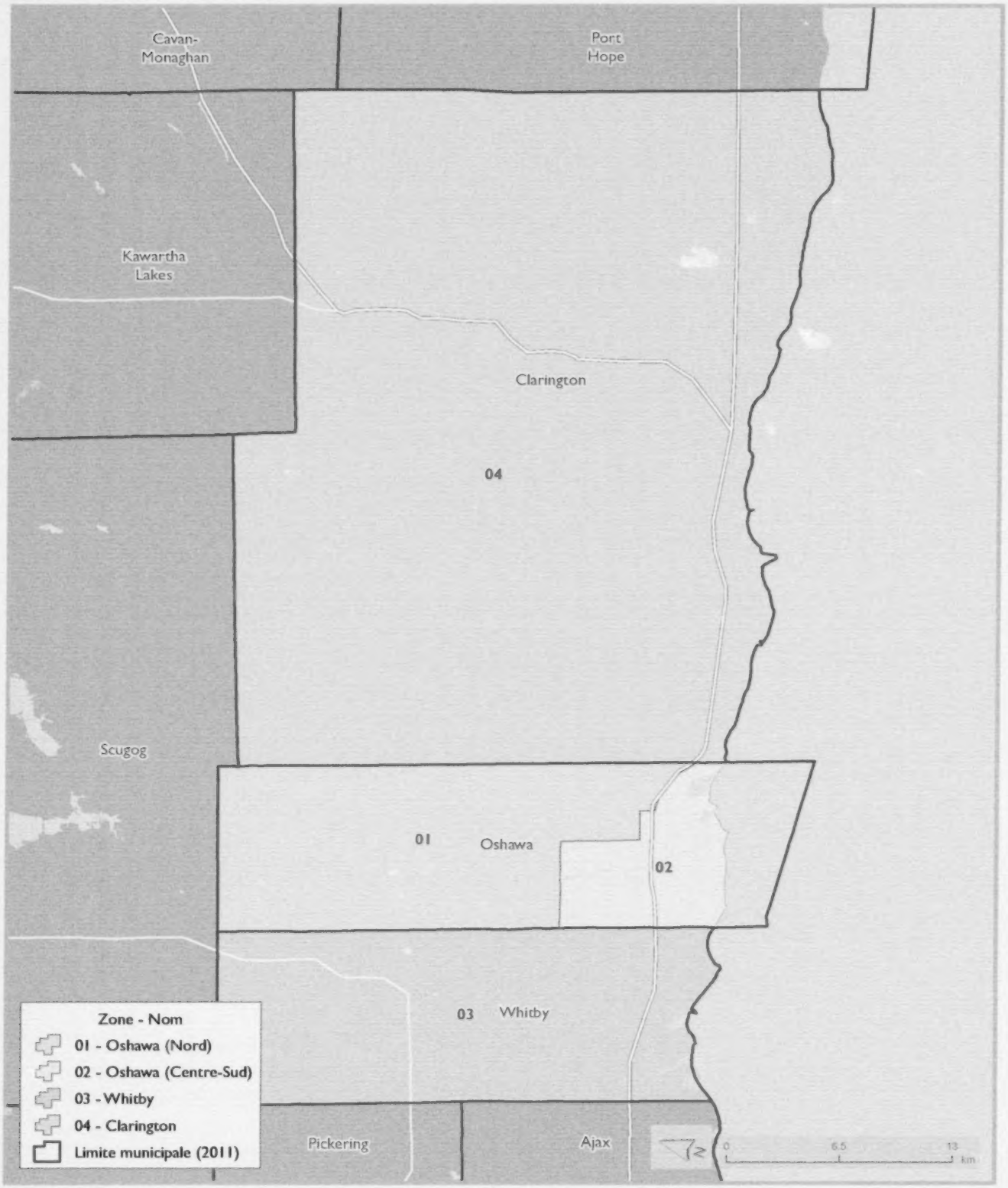
km


Cavan-
Monaghan
Port
Hope
Kawartha
Lakes
Clarington
04
Scugog
01
Oshawa
02
03
Whitby
Pickering
Ajax
Zone - Nom
01 - Oshawa (Nord)
02 - Oshawa (Centre-Sud)
03 - Whitby
04 - Clarington
Limite municipale (2011)
0
6.5
13
km

RMS ZONE DESCRIPTIONS - TORONTO CMA	
Zone 1	**Former City of Toronto (Central)** - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 0002, 0011, 0012.01, 0012.02, 0013, 0014, 0015, 0016, 0017, 0030, 0031, 0032, 0033, 0034.01, 0034.02, 0035, 0036, 0037, 0038, 0039, 0059, 0060, 0061, 0062.01, 0062.02, 0063.01, 0063.02, 0064, 0065, 0066, 0067, 0068, 0086, 0087, 0088, 0089, 0090, 0091.01, 0091.02, 0092 and 0093.
Zone 2	**Former City of Toronto (East)** - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 0001, 0018, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027, 0028, 0029, 0069, 0070, 0071, 0072.01, 0072.02, 0073, 0074, 0075, 0076, 0077, 0078, 0079, 0080.01, 0080.02, 0081, 0082, 0083, 0084 and 0085.
Zone 3	**Former City of Toronto (North)** - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128.02, 0128.03, 0128.04, 0129, 0130, 0131, 0132, 0133, 0134, 0135, 0136.01, 0136.02, 0137, 0138, 0139, 0140, 0141.01, 0141.02 and 0142.
Zone 4	**Former City of Toronto (West)** - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 0003, 0004, 0005, 0006, 0007.01, 0007.02, 0008, 0009, 0010.01, 0010.02, 0040, 0041, 0042, 0043, 0044, 0045, 0046, 0047.01, 0047.02, 0048, 0049, 0050.01, 0050.02, 0051, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0094, 0095, 0096, 0097.01, 0097.02, 0098, 0099, 0100, 0101, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115 and 0116.
Zones 1-4	**Former City of Toronto**
Zone 5	**Etobicoke (South)** - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 0200, 0201, 0202, 0203, 0204, 0205, 0206.01, 0206.02, 0207, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217, 0218, 0219 and 0220.
Zone 6	**Etobicoke (Central)** - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 0221.01, 0221.02, 0222.01, 0222.02, 0223, 0224, 0225.01, 0225.02, 0226, 0227, 0228, 0229, 0230.01, 0230.02, 0231, 0232, 0233, 0234, 0235.01, 0235.02, 0236.01, 0236.02, 0237.01, 0237.02, 0237.03, 0238.01, 0238.02, 0239, 0240.01, 0240.02, 0241, 0242, 0243.01 and 0243.02.
Zone 7	**Etobicoke (North)** - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 0244.01, 0244.02, 0245, 0246, 0247.01, 0247.02, 0248.02, 0248.03, 0248.04, 0248.05, 0249.01, 0249.03, 0249.04, 0249.05, 0250.01, 0250.02, 0250.04 and 0250.05.
Zones 5-7	**Etobicoke**
Zone 8	**York City** - Census Tracts 0150, 0151, 0152, 0153, 0154, 0155, 0156.01, 0156.02, 0157, 0158, 0159.01, 0159.02, 0160, 0161, 0162, 0163, 0164, 0165, 0166, 0167.01, 0167.02, 0168, 0169.01, 0169.02, 0170, 0171, 0172, 0173, 0174, 0175.01, 0175.02 and 0176.
Zone 9	**East York (Borough)** - Census tracts - 0180, 0181.01, 0181.02, 0183, 0184.01, 0184.02, 0185.01, 0185.02, 0186, 0187, 0188, 0189, 0190.01, 0190.02, 0191, 0192, 0193, 0194.01, 0194.02, 0194.03, 0194.04, 0195 and 0196.
Zone 10	**Scarborough (Central)** - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 0333, 0334, 0335, 0336, 0337, 0338, 0339, 0340, 0341.02, 0341.03, 0341.04, 0342, 0343, 0344.01, 0344.02, 0345, 0346.01, 0346.02, 0347, 0348, 0349, 0350, 0351.01, 0351.02, 0352, 0353.02, 0353.03, 0353.04, 0354, 0355.02, 0355.03, 0355.04, 0368.01, 0368.02, 0369, 0370.01, 0370.02, 0370.03, 0371, 0372 and 0373.
Zone 11	**Scarborough (North)** - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 0374.01, 0374.02, 0374.03, 0375.01, 0375.02, 0375.03, 0375.04, 0375.05, 0376.01, 0376.02, 0376.04, 0376.05, 0376.06, 0376.08, 0376.09, 0376.11, 0376.12, 0376.13, 0376.14, 0376.15, 0376.16, 0377.01, 0377.02, 0377.03, 0377.04, 0377.06, 0377.07, 0378.02, 0378.03, 0378.04, 0378.05, 0378.06, 0378.07, 0378.08, 0378.11, 0378.12, 0378.14, 0378.16, 0378.17, 0378.18, 0378.19, 0378.20, 0378.21, 0378.22, 0378.23, 0378.24, 0378.25, 0378.26, 0378.27 and 0378.28.
Zone 12	**Scarborough (East)** - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 0330, 0331.01, 0331.03, 0331.04, 0332, 0356, 0357.01, 0357.02, 0358.01, 0358.02, 0358.03, 0359, 0360, 0361.01, 0361.02, 0362.01, 0362.02, 0362.03, 0362.04, 0363.02, 0363.04, 0363.05, 0363.06, 0363.07, 0364.01, 0364.02, 0365, 0366, 0367.01, 0367.02, 0802.01 and 0802.02.
Zones 10-12	**Scarborough**
Zone 13	**North York (Southeast)** - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 0260.01, 0260.03, 0260.04, 0260.05, 0261, 0262.01, 0262.02, 0263.02, 0263.03, 0263.04, 0264, 0265, 0266, 0267, 0268, 0269.01, 0269.02, 0270.01, 0270.02, 0271.01, 0271.02, 0272.01, 0272.02, 0273.01, 0273.02, 0274.01 and 0274.02.
Zone 14	**North York (Northeast)** - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 0300, 0301.01, 0301.03, 0301.04, 0302.01, 0302.02, 0302.03, 0303, 0304.01, 0304.02, 0304.03, 0304.04, 0304.05, 0304.06, 0305.01, 0305.03, 0305.04, 0306.01, 0306.02, 0307.03, 0307.04, 0307.05, 0307.06, 0307.07, 0321.01, 0321.02, 0322.01, 0322.02, 0323.01, 0323.02, 0324.01, 0324.02, 0324.03, 0324.05 and 0324.06.
Zone 15	**North York (Southwest)** - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 0275, 0276.01, 0276.02, 0277, 0278, 0279.01, 0279.02, 0280, 0281.01, 0281.02, 0282, 0283.01, 0283.02, 0284, 0285, 0286, 0287.01 and 0287.02.
Zone 16	**North York (North Central)** - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 0288, 0297.01, 0297.02, 0298, 0299.01, 0299.02, 0308.01, 0308.02, 0309, 0310.01, 0310.02, 0317.02, 0317.03, 0317.04, 0317.05, 0318, 0319, 0320.01 and 0320.02.
Zone 17	**North York (Northwest)** - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 0289, 0290, 0291.01, 0291.02, 0292, 0293, 0294.01, 0294.02, 0295, 0296, 0311.02, 0311.03, 0311.04, 0311.05, 0311.06, 0312.02, 0312.03, 0312.04, 0312.05, 0312.06, 0312.07, 0313, 0314.01, 0314.02, 0315.01, 0315.02, 0315.03, 0316.01, 0316.03, 0316.04, 0316.05 and 0316.06.
Zones 13-17	**North York**
Zones 1-17	**Toronto**
Zone 18	**Mississauga (South)** - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 0500.01, 0500.02, 0501.01, 0501.02, 0502.01, 0502.02, 0503, 0504, 0505.01, 0505.02, 0506, 0507, 0508, 0509.01, 0509.02, 0510, 0511.01, 0511.02, 0510, 0511.01, 0511.02, 0512, 0513.01, 0513.02, 0513.03, 0513.04, 0514.01, 0514.02, 0515.01, 0515.02, 0540.01 and 0540.02
Zone 19	**Mississauga (Northwest)** - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 0516.01, 0516.02, 0516.03, 0516.04, 0516.05, 0516.06, 0516.08, 0516.09, 0516.11, 0516.16, 0516.17, 0516.18, 0516.20, 0516.21, 0516.22, 0516.23, 0516.24, 0516.25, 0516.26, 0516.28, 0516.29, 0516.30, 0516.31, 0516.32, 0516.37, 0516.38, 0516.39, 0516.40, 0516.41, 0516.42, 0516.43, 0516.44, 0516.45, 0516.46, 0516.47, 0550.01 and 0550.02.
Zone 20	**Mississauga (Northeast)** - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 0517, 0518, 0519, 0520.01, 0520.02, 0520.05, 0520.07, 0520.08, 0520.09, 0520.10, 0521.01, 0521.02, 0521.03 ,0521.04, 0521.05, 0521.06, 0522, 0523, 0524.01, 0524.02, 0525.01, 0525.02, 0526.01, 0526.02, 0527.01, 0527.02, 0527.03, 0527.04, 0527.05, 0527.06, 0527.07, 0527.08, 0527.09, 0528.01, 0528.02, 0528.10, 0528.11, 0528.12, 0528.13, 0528.15, 0528.16, 0528.18, 0528.19, 0528.24, 0528.25, 0528.26, 0528.32, 0528.33, 0528.34, 0528.35, 0528.39, 0528.40, 0528.41, 0528.42, 0528.43, 0528.44, 0528.45, 0528.46, 0528.47, 0528.48, 0528.49, 0529.01, 0529.02, 0530.01, 0530.02, 0531.01, 0531.02, 0532.01 and 0532.02.
Zones 18-20	**Mississauga City**

RMS ZONE DESCRIPTIONS - TORONTO CMA (continued)	
Zone 21	**Brampton (West)** - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 0528.20, 0528.21, 0528.22, 0528.31, 0528.36, 0528.37, 0570.01, 0570.02, 0572.01, 0572.04, 0572.05, 0572.07, 0572.08, 0572.09, 0572.10, 0573.03, 0573.05, 0573.06, 0573.07, 0573.09, 0573.10, 0573.11, 0574, 0575.01, 0575.02, 0575.03, 0575.04, 0575.05, 0575.07, 0575.08, 0576.04, 0576.05, 0576.06, 0576.07, 0576.09, 0576.29, 0576.30, 0576.31, 0576.32, 0576.33, 0576.34, 0576.41, 0576.42, 0576.43, 0576.44, 0576.49, 0576.50 and 0576.51.
Zone 22	**Brampton (East)** - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 0560, 0561, 0562.02, 0562.03, 0562.04, 0562.05, 0562.06, 0562.07, 0562.08, 0562.09, 0562.11, 0562.12, 0562.13, 0562.14, 0562.15, 0563.01, 0563.02, 0564.01, 0564.02, 0576.10, 0576.16, 0576.17, 0576.18, 0576.20, 0576.22, 0576.24, 0576.35, 0576.36, 0576.37, 0576.38, 0576.39, 0576.40, 0576.45, 0576.46, 0576.47 and 0576.48.
Zones 21-22	**Brampton City**
Zone 23	**Oakville Town** - Census tracts - 0600.01, 0600.02, 0601, 0602, 0603, 0604, 0605, 0606, 0607, 0608, 0609, 0610.02, 0610.03, 0610.04, 0611, 0612.01, 0612.03, 0612.05, 0612.07, 0612.08, 0612.10, 0612.11, 0612.12, 0612.13, 0612.14, 0612.15, 0612.18, 0612.19, 0612.20, 0612.21, 0612.22, 0612.23, 0612.24, 0612.25, 0613.01, 0613.03, 0613.04, 0614.01, 0614.02 and 0615.
Zone 24	**Caledon** - Census tracts - 0585.02, 0585.03, 0585.05, 0585.07, 0585.08, 0585.09, 0585.10, 0586.01, 0586.02, 0587.01 and 0587.02.
Zone 25	**Richmond Hill** - Census tracts - 0420.03, 0420.05, 0420.06, 0420.08, 0420.09, 0420.10, 0420.11, 0420.13, 0420.14, 0420.15, 0421.01, 0421.04, 0421.05, 0421.06, 0421.07, 0422.02, 0422.03, 0422.04, 0422.05, 0422.06, 0423.01, 0423.02, 0424.04, 0424.05, 0424.07, 0424.08, 0424.09, 0424.10, 0424.11, 0424.012, 0424.13, ; **Vaughan** - Census tracts 0410.02, 0410.03, 0410.04, 0410.05, 0410.07, 0410.09, 0410.10, 0410.11, 0410.12, 0410.13, 0410.14, 0410.15, 0411.01, 0411.04, 0411.07, 0411.08, 0411.09, 0411.12, 0411.15, 0411.16, 0411.17, 0411.18, 0411.19, 0411.20, 0411.21, 0411.22, 0411.23, 0411.24, 0411.25, 0411.26, 0411.27, 0412.01, 0412.02, 0412.04, 0412.06, 0412.08, 0412.10, 0412.11, 0412.12, 0412.13, 0412.14, 0412.15, 0412.18, 0412.19, 0412.20, 0412.21, 0412.22, 0412.23, 0412.24 and 0413 ; **King** - Census tracts 0460.01, 0460.02, 0461.01 and 0461.02.
Zone 26	**Aurora** - Census tracts - 0440, 0441.02, 0441.03, 0441.04, 0442.02, 0442.03, 0442.04, 0442.05 and 0442.06; **Newmarket** - Census tracts - 0450.02, 0450.03, 0450.05, 0450.06, 0451.01, 0451.02, 0451.03, 0451.05, 0451.06, 0451.07, 0452.01, 0452.02, 0452.03, 0452.05, 0452.06 and 0452.07, ; **Whitchurch-Stouffville** - Census tracts - 0430.02, 0430.03, 0430.04, 0431.01 and 0431.02; **East Gwillimbury** - Census tracts - 0455, 0456.01, 0456.02 and 0456.03; **Georgina Township** - Census tracts - 0470, 0471, 0472, 0473.01, 0473.02, 0473.03 and 0475; **Georgina Island** - Census tract - 0476.
Zone 27	**Markham Town** - Census tracts - 0400.02, 0400.03, 0400.04, 0400.06, 0400.07, 0400.08, 0400.11, 0400.12, 0400.13, 0400.14, 0400.15, 0400.16, 0400.17, 0400.18, 0400.19, 0400.20, 0400.21, 0400.22, 0400.23, 0401.04, 0401.05, 0401.06, 0401.07, 0401.08, 0401.09, 0401.10, 0401.11, 0401.13, 0401.14, 0401.15, 0401.17, 0401.18, 0401.19, 0401.20, 0401.21, 0401.22, 0401.23, 0402.01, 0402.02, 0402.03, 0402.04, 0402.05, 0402.06, 0402.07, 0402.08, 0402.09, 0402.10, 0402.12, 0402.13, 0403.01, 0403.03, 0403.04, 0403.05, 0403.07, 0403.09, 0403.10, 0403.11, 0403.12, 0403.13 and 0403.14.
Zones 25-27	**York Region**
Zone 28	**Pickering** - Census tracts - 0800.01, 0800.02, 0801.01, 0801.02, 0803.03, 0803.04, 0803.05, 0803.06, 0804.01, 0804.05, 0804.06, 0804.07, 0804.08, 0804.10, 0804.11, 0804.12, 0804.13, 0806 and 0807 ; **Ajax** - Census tracts - 0805.02, 0805.04, 0805.05, 0805.06, 0805.08, 0805.09, 0805.10, 0805.12, 0805.13, 0810.01, 0810.02, 0810.03, 0810.04, 0810.05, 0811, 0812, 0820.01, 0820.02 and 0820.03 ; **Uxbridge** - Census tracts - 0830, 0831.01, 0831.02 and 0832.
Zone 29	**Milton** - Census tracts - 0620.01, 0620.02, 0620.04, 0620.05, 0620.06, 0620.07, 0621, 0622, 0623, 0624, 0625 and 0626; **Halton Hills** - Census tracts - 0630, 0631.02, 0631.03, 0631.04, 0632, 0633, 0634.01, 0634.02, 0635, 0636, 0637, 0638 and 0639.
Zone 30	**Orangeville** - Census tracts 0590, 0591.01, 0591.02, 0592.01, 0592.02 and 0593.
Zone 31	**Bradford-West Gwillimbury** - Census tracts - 0480.01, 0480.02, 0481.01, 0481.02 and 0482; **New Tecumseth** - Census tracts - 0483.01, 0483.02, 0484.01, 0484.02, 0485.01 and 0485.02.
Zones 18-31	**Remaining CMA**
Durham Region	Includes Ajax, Pickering and Uxbridge (RMS Zone 28); Clarington (Oshawa RMS Zone 4); Oshawa (Oshawa Zones 1 and 2); Whitby (Oshawa RMS Zone 3); Brock and Scugog.
York Region	Includes Aurora, East Gwillimbury, Georgina, Newmarket, Whitchurch-Stouffvile (RMS Zone 26); King, Richmond Hill and Vaughan (RMS Zone 25); Markham (RMS Zone 27).
Peel Region	Includes Caledon (RMS Zone 24); Brampton (RMS Zones 21-22); Mississauga (RMS Zones 18-20).
Halton Region	Includes Halton Hills and Milton (RMS Zone 29); Burlington (Hamilton CMA Zone 8); Oakville (RMS Zone 23).
	Toronto GTA (Zones 1-17 plus Durham, Peel, Halton and York Regions)
Zones 1-31	**Toronto CMA**

RMS ZONE DESCRIPTIONS - OSHAWA CMA	
Zone 1	**Oshawa (North)** includes census tracts 0007, 0008.01, 0008.02, 0008.03, 0008.05, 0008.06, 0008.07, 0009.01, 0009.02, 0009.03, 0009.04, 0009.05, 0013, 0014.01, 0014.02, 0015.01, 0015.02, 0016.01 and 0016.02.
Zone 2	**Oshawa (South/Central)** includes census tracts 0001, 0002.01, 0002.02, 0002.03, 0003.01, 0003.02, 0004.01, 0004.02, 0005, 0006, 0010, 0011 and 0012.
Zones 1-2	**Oshawa City**
Zone 3	**Whitby** includes the Town of Whitby only (census tracts 0100.01, 0100.02, 0100.03, 0101.02, 0101.03, 0101.04, 0101.05, 0101.06, 0102.01, 0102.02, 0102.03, 0103, 0104, 0105.03, 0105.04, 0105.05, 0105.06, 0105.07, 0105.08, 0105.09, 0105.10, 0105.11, 0105.12 and 0105.13).
Zone 4	**Clarington** includes the Town of Clarington only (census tracts 0200, 0201.01, 0201.02 0202.03, 0202.04, 0202.05, 0202.07, 0202.08, 0202.09, 0202.10, 0202.11, 0203.01, 0203.02, 0203.03, 0203.04, 0204, 0205 and 0206).
Zones 1-4	**Oshawa CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - TORONTO CMA	
Sub Area 1	**Toronto Centre** includes RMS Zone 1: Former City of Toronto (Central); Zone 2: Former City of Toronto (East); Zone 3: Former City of Toronto (North); Zone 4: Former City of Toronto (West); Zone 8: York City; and Zone 9: East York (Borough).
Sub Area 2	**Toronto West** includes RMS Zone 5: Etobicoke (South); Zone 6: Etobicoke (Central); and Zone 7: Etobicoke (North).
Sub Area 3	**Toronto East** includes RMS Zone10: Scarborough (Central); Zone 11: Scarborough (North); and Zone 12: Scarborough (East).
Sub Area 4	**Toronto North** includes RMS Zone 13: North York (Southeast); Zone 14: North York (Northeast); Zone 15: North York (Southwest); Zone 16: North York (North Central); and Zone 17: North York (Northwest).
Sub Areas 1-4	**Toronto City**
Sub Area 5	**York Region** includes RMS Zone 25: Richmond Hill, Vaughan and King; Zone 26: Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina Township and Georgina Island; and Zone 27: Markham Town.
Sub Area 6	**Peel Region** includes RMS Zone 18: Mississauga (South); Zone 19: Mississauga (Northwest); Zone 20: Mississauga (Northeast); Zone 21: Brampton (West); Zone 22: Brampton (East); and Zone 24: Caledon.
Sub Area 7	**Durham Region** includes RMS Zone 28: Pickering, Ajax and Uxbridge; Oshawa Zone 1: Oshawa (North); Oshawa Zone 2: Oshawa (South/Central); Oshawa Zone 3: Whitby; and Oshawa Zone 4: Clarington; Brock; and Scugog.
Sub Area 8	**Halton Region** includes RMS Zone 23: Oakville Town; Zone 29: Milton, Halton Hills; and Hamilton Zone 8: Burlington.
Sub Areas 1-8	**GTA**
	Toronto CMA (includes all RMS Zones 1-31)

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
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1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
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Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	1.2	1.4	1.5	1.4	2.6	1.3	**	1.2	1.7	1.4
Zone 2-Toronto (East)	2.6	0.9	1.1	0.8	0.7	1.2	0.0	**	1.2	1.0
Zone 3-Toronto (North)	2.3	0.7	1.7	0.8	1.7	1.4	2.5	2.3	1.8	1.0
Zone 4-Toronto (West)	1.2	1.7	2.1	1.9	2.0	2.0	0.4	**	1.9	1.9
Toronto-Former City (Zones 1-4)	1.6	1.2	1.7	1.3	2.0	1.5	1.2	2.5	1.7	1.4
Zone 5-Etobicoke (South)	**	0.3	3.3	1.1	2.0	0.6	**	0.7	3.0	0.8
Zone 6-Etobicoke (Central)	**	0.3	1.3	1.3	1.6	0.9	1.6	1.5	1.5	1.1
Zone 7-Etobicoke (North)	**	0.0	0.8	1.6	0.8	1.5	0.9	1.6	0.8	1.5
Etobicoke (Zones 5-7)	**	0.3	2.1	1.3	1.6	0.9	1.8	1.5	1.9	1.1
Zone 8-York	2.0	2.3	2.1	1.6	1.7	1.7	0.9	**	1.9	1.7
Zone 9-East York	2.1	2.2	1.8	1.6	1.8	0.8	2.5	1.2	1.9	1.3
Zone 10-Scarborough (Central)	1.1	3.2	1.7	1.3	1.1	1.1	1.3	0.8	1.3	1.2
Zone 11-Scarborough (North)	1.6	1.5	2.3	1.5	1.6	1.2	1.9	1.4	1.9	1.4
Zone 12-Scarborough (East)	**	13.5	1.4	0.5	0.8	1.1	0.7	0.9	0.9	1.0
Scarborough (Zones 10-12)	1.3	4.3	1.7	1.2	1.1	1.1	1.1	1.0	1.3	1.2
Zone 13-North York (Southeast)	1.7	1.1	1.7	0.9	1.3	0.6	1.4	1.0	1.5	0.8
Zone 14-North York (Northeast)	0.0	2.6	1.8	1.1	1.7	1.3	1.3	0.9	1.6	1.2
Zone 15-North York (Southwest)	4.7	**	1.5	1.0	1.0	0.7	2.0	0.3	1.4	0.8
Zone 16-North York (N.Central)	**	**	1.2	0.9	1.3	0.8	0.9	1.0	1.2	0.9
Zone 17-North York (Northwest)	**	3.3	1.4	1.3	1.1	2.6	1.2	**	1.2	2.7
North York (Zones 13-17)	2.3	2.6	1.5	1.0	1.3	1.2	1.3	2.3	1.4	1.3
Rest of Toronto (Zones 5-17)	2.6	2.1	1.8	1.3	1.4	1.1	1.4	1.8	1.6	1.3
Toronto (Zones 1-17)	1.9	1.5	1.7	1.3	1.5	1.2	1.4	1.9	1.6	1.3
Zone 18-Mississauga (South)	5.0	1.1	1.7	1.1	1.4	1.0	0.8	1.4	1.5	1.1
Zone 19-Mississauga (Northwest)	0.0	0.0	1.6	0.6	2.0	0.7	1.6	1.4	1.8	0.7
Zone 20-Mississauga (Northeast)	1.4	0.4	1.2	1.9	2.2	2.2	1.2	2.2	1.8	2.0
Mississauga City (Zones 18-20)	2.9	0.7	1.5	1.4	1.8	1.5	1.1	1.8	1.7	1.4
Zone 21-Brampton (West)	**	3.1	1.4	1.3	0.7	1.1	0.0	1.9	1.1	1.3
Zone 22-Brampton (East)	3.3	0.0	1.2	1.1	1.1	1.2	0.2	0.8	1.0	1.1
Brampton City (Zones 21-22)	4.8	2.3	1.4	1.2	0.9	1.2	0.1	1.2	1.0	1.2
Zone 23-Oakville	1.6	**	0.6	1.0	0.8	1.3	0.7	0.3	0.7	1.1
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.1	0.0	1.5	0.6	1.1	1.8	**	0.0	1.6	1.1
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	0.4	1.5	1.1	2.1	2.8	4.7	0.9	2.0
Zone 27-Markham	**	**	1.3	1.2	3.3	1.3	2.5	3.0	2.5	1.4
York Region (Zones 25-27)	**	0.0	1.0	1.1	1.8	1.7	4.0	2.6	1.6	1.5
Zone 28-Pickering/Ajax/Uxbridge	0.0	**	0.7	**	1.1	5.6	0.8	2.1	1.0	3.9
Zone 29-Milton, Halton Hills	0.0	**	2.1	1.6	1.0	0.6	4.9	**	1.6	1.1
Zone 30-Orangeville	**	**	0.0	0.8	0.0	1.4	**	**	0.0	1.0
Zone 31-Bradford, W. Gwillimbury	**	0.0	1.1	1.1	2.2	2.3	0.0	0.0	1.6	1.6
Remaining CMA (Zones 18-31)	2.7	1.1	1.3	1.3	1.5	1.6	1.1	1.7	1.4	1.5
Durham Region	0.9	5.8	1.6	1.4	1.9	2.2	1.1	2.1	1.6	2.0
York Region	**	0.0	1.0	1.1	1.8	1.7	4.0	2.6	1.6	1.5
Peel Region	3.3	1.1	1.5	1.3	1.5	1.4	0.9	1.7	1.5	1.4
Halton Region	2.1	1.4	1.3	1.2	1.3	1.2	0.8	0.4	1.3	1.1
Toronto GTA	**1.9**	**1.5**	**1.7**	**1.3**	**1.5**	**1.3**	**1.3**	**1.8**	**1.6**	**1.4**
Toronto CMA	**1.9**	**1.4**	**1.7**	**1.3**	**1.5**	**1.3**	**1.3**	**1.8**	**1.6**	**1.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	0.0 c	8.3 c	0.3 b	0.8 a	1.9 c	1.4 a	**	**	1.4 a	1.4 a
Zone 2 - Oshawa (S./Central)	0.0 c	**	2.9 c	2.6 b	2.3 b	2.3 b	1.4 a	3.1 c	2.3 a	2.6 a
Oshawa City (Zones 1-2)	0.0 c	**	1.8 b	1.9 b	2.1 b	1.9 b	1.6 b	2.1 b	1.9 a	2.1 a
Zone 3 - Whitby	1.8 c	**	0.8 a	0.8 a	1.9 b	1.2 a	0.4 a	**	1.4 a	1.1 a
Zone 4 - Clarington	**	**	0.0 d	0.0 d	0.0 d	0.3 b	**	**	0.0 c	0.2 b
Oshawa CMA	**0.9** c	**	**1.4** a	**1.4** a	**2.0** a	**1.7** b	**1.3** a	**2.2** c	**1.7** a	**1.7** a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	1,053	1,088	1,365	1,336	1,900	1,932	3,295	2,350	1,465	1,449
Zone 2-Toronto (East)	910	900	1,067	1,119	1,293	1,284	1,529	1,715	1,111	1,154
Zone 3-Toronto (North)	1,008	1,029	1,268	1,297	1,665	1,676	2,117	2,737	1,377	1,414
Zone 4-Toronto (West)	849	858	1,119	1,194	1,446	1,455	1,826	1,760	1,181	1,227
Toronto-Former City (Zones 1-4)	983	1,002	1,248	1,272	1,651	1,660	2,435	2,266	1,339	1,360
Zone 5-Etobicoke (South)	777	856	939	962	1,090	1,155	1,346	1,510	1,001	1,051
Zone 6-Etobicoke (Central)	1,041	1,106	1,109	1,132	1,310	1,349	1,484	1,525	1,273	1,307
Zone 7-Etobicoke (North)	722	742	957	967	1,121	1,151	1,260	1,273	1,134	1,142
Etobicoke (Zones 5-7)	816	914	1,022	1,044	1,207	1,256	1,394	1,444	1,157	1,197
Zone 8-York	797	800	1,012	1,041	1,225	1,275	1,542	1,639	1,099	1,138
Zone 9-East York	833	836	1,003	1,029	1,266	1,289	1,583	1,558	1,120	1,145
Zone 10-Scarborough (Central)	833	856	948	983	1,095	1,140	1,222	1,267	1,037	1,073
Zone 11-Scarborough (North)	898	920	1,036	1,062	1,192	1,220	1,383	1,407	1,144	1,175
Zone 12-Scarborough (East)	809	821	984	995	1,092	1,108	1,270	1,266	1,087	1,095
Scarborough (Zones 10-12)	843	862	974	1,000	1,115	1,147	1,266	1,290	1,073	1,100
Zone 13-North York (Southeast)	828	865	1,030	1,057	1,216	1,243	1,443	1,479	1,164	1,191
Zone 14-North York (Northeast)	890	1,159	1,180	1,257	1,385	1,470	1,497	1,592	1,338	1,413
Zone 15-North York (Southwest)	805	827	978	1,016	1,154	1,205	1,445	1,567	1,108	1,154
Zone 16-North York (N.Central)	874	894	1,127	1,160	1,317	1,357	1,484	1,521	1,267	1,304
Zone 17-North York (Northwest)	782	768	912	952	1,082	1,117	1,287	1,277	1,040	1,069
North York (Zones 13-17)	818	871	1,031	1,075	1,221	1,267	1,423	1,467	1,173	1,214
Rest of Toronto (Zones 5-17)	819	857	1,012	1,044	1,199	1,241	1,402	1,443	1,136	1,172
Toronto (Zones 1-17)	942	962	1,110	1,137	1,301	1,341	1,540	1,544	1,206	1,236
Zone 18-Mississauga (South)	832	901	1,028	1,066	1,208	1,231	1,283	1,332	1,132	1,161
Zone 19-Mississauga (Northwest)	890	881	1,155	1,194	1,328	1,355	1,447	1,464	1,280	1,321
Zone 20-Mississauga (Northeast)	809	819	1,093	1,146	1,258	1,300	1,393	1,454	1,208	1,255
Mississauga City (Zones 18-20)	827	866	1,066	1,109	1,245	1,276	1,362	1,419	1,182	1,220
Zone 21-Brampton (West)	747	771	1,003	1,024	1,158	1,184	1,297	1,286	1,095	1,116
Zone 22-Brampton (East)	811	835	1,132	1,170	1,279	1,315	1,375	1,406	1,242	1,278
Brampton City (Zones 21-22)	769	788	1,049	1,076	1,211	1,243	1,350	1,362	1,158	1,186
Zone 23-Oakville	930	977	1,157	1,214	1,357	1,423	1,639	1,714	1,303	1,378
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	900	909	1,148	1,134	1,343	1,322	1,538	1,488	1,262	1,243
Zone 26-Aurora, Newmkt, Whit-St.	701	738	1,043	1,048	1,174	1,162	1,333	1,320	1,107	1,121
Zone 27-Markham	**	**	1,092	1,149	1,257	1,271	1,401	1,362	1,197	1,228
York Region (Zones 25-27)	833	852	1,091	1,109	1,262	1,251	1,441	1,388	1,189	1,197
Zone 28-Pickering/Ajax/Uxbridge	806	**	943	1,034	1,106	1,210	1,299	1,313	1,152	1,245
Zone 29-Milton, Halton Hills	723	710	996	1,016	1,151	1,182	1,433	1,528	1,095	1,121
Zone 30-Orangeville	**	**	923	967	1,093	1,144	**	**	1,009	1,067
Zone 31-Bradford, W. Gwillimbury	799	827	880	920	1,040	1,089	1,381	1,338	995	1,023
Remaining CMA (Zones 18-31)	824	857	1,063	1,101	1,237	1,273	1,375	1,409	1,179	1,218
Durham Region	793	786	904	978	1,042	1,116	1,223	1,265	1,021	1,086
York Region	833	852	1,091	1,109	1,262	1,251	1,441	1,388	1,189	1,197
Peel Region	812	845	1,062	1,101	1,235	1,267	1,359	1,405	1,175	1,211
Halton Region	876	904	1,120	1,160	1,283	1,324	1,540	1,562	1,245	1,284
Toronto GTA	**934**	**955**	**1,100**	**1,129**	**1,276**	**1,316**	**1,497**	**1,506**	**1,196**	**1,229**
Toronto CMA	**937**	**957**	**1,103**	**1,132**	**1,288**	**1,327**	**1,510**	**1,515**	**1,202**	**1,233**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	773	804	925	1,096	1,099	1,268	1,252	1,325	1,057	1,212
Zone 2 - Oshawa (S./Central)	694	720	846	874	973	1,009	1,129	1,115	948	974
Oshawa City (Zones 1-2)	723	752	880	972	1,025	1,121	1,177	1,191	993	1,076
Zone 3 - Whitby	861	**	963	1,019	1,066	1,103	1,152	1,222	1,020	1,052
Zone 4 - Clarington	**	**	908	768	1,071	979	1,316	**	1,020	922
Oshawa CMA	**794**	**777**	**905**	**979**	**1,035**	**1,109**	**1,174**	**1,198**	**1,001**	**1,062**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	6,617	6,803	15,130	15,254	6,824	6,989	891	618	29,462	29,664
Zone 2-Toronto (East)	1,159	1,163	3,542	3,542	1,779	1,776	188	189	6,668	6,670
Zone 3-Toronto (North)	4,942	4,866	15,362	15,546	8,388	8,461	1,052	1,039	29,744	29,912
Zone 4-Toronto (West)	4,485	4,463	11,601	11,618	5,491	5,536	692	679	22,269	22,296
Toronto-Former City (Zones 1-4)	17,203	17,295	45,635	45,960	22,482	22,762	2,823	2,525	88,143	88,542
Zone 5-Etobicoke (South)	868	868	4,533	4,537	4,512	4,510	378	377	10,291	10,292
Zone 6-Etobicoke (Central)	321	325	4,964	4,959	8,221	8,222	2,482	2,485	15,988	15,991
Zone 7-Etobicoke (North)	30	30	921	911	2,923	2,917	1,369	1,370	5,243	5,228
Etobicoke (Zones 5-7)	1,219	1,223	10,418	10,407	15,656	15,649	4,229	4,232	31,522	31,511
Zone 8-York	1,409	1,405	8,578	8,562	6,438	6,452	861	860	17,286	17,279
Zone 9-East York	938	899	10,009	10,026	6,626	6,630	1,006	1,079	18,579	18,634
Zone 10-Scarborough (Central)	589	552	7,001	7,051	8,281	8,288	1,600	1,602	17,471	17,493
Zone 11-Scarborough (North)	129	129	2,192	2,207	3,942	3,917	714	561	6,977	6,814
Zone 12-Scarborough (East)	94	98	2,899	2,915	5,482	5,395	1,468	1,447	9,943	9,855
Scarborough (Zones 10-12)	812	779	12,092	12,173	17,705	17,600	3,782	3,610	34,391	34,162
Zone 13-North York (Southeast)	243	243	6,156	6,158	8,629	8,569	1,883	1,986	16,911	16,956
Zone 14-North York (Northeast)	204	199	3,636	3,721	5,640	5,643	2,157	2,130	11,637	11,693
Zone 15-North York (Southwest)	295	291	3,726	3,702	4,406	4,405	818	818	9,245	9,216
Zone 16-North York (N.Central)	196	194	4,584	4,578	5,907	5,913	1,779	1,786	12,466	12,471
Zone 17-North York (Northwest)	575	449	5,755	5,694	8,321	8,391	2,456	2,433	17,107	16,967
North York (Zones 13-17)	1,513	1,376	23,857	23,853	32,903	32,921	9,093	9,153	67,366	67,303
Rest of Toronto (Zones 5-17)	5,891	5,682	64,954	65,021	79,328	79,252	18,971	18,934	169,144	168,889
Toronto (Zones 1-17)	23,094	22,977	110,589	110,981	101,810	102,014	21,794	21,459	257,287	257,431
Zone 18-Mississauga (South)	319	323	5,005	5,003	5,920	5,926	1,008	1,011	12,252	12,263
Zone 19-Mississauga (Northwest)	54	55	1,067	1,067	1,692	1,687	428	433	3,241	3,242
Zone 20-Mississauga (Northeast)	274	273	3,820	3,839	5,926	5,942	1,186	1,191	11,206	11,245
Mississauga City (Zones 18-20)	647	651	9,892	9,909	13,538	13,555	2,622	2,635	26,699	26,750
Zone 21-Brampton (West)	138	147	2,252	2,248	2,909	2,923	341	352	5,640	5,670
Zone 22-Brampton (East)	59	60	1,296	1,296	2,457	2,699	654	697	4,466	4,752
Brampton City (Zones 21-22)	197	207	3,548	3,544	5,366	5,622	995	1,049	10,106	10,422
Zone 23-Oakville	157	156	1,427	1,464	2,466	2,471	391	372	4,441	4,463
Zone 24-Caledon	11	11	32	26	32	36	5	7	80	80
Zone 25-R. Hill, Vaughan, King	75	74	654	655	950	956	107	109	1,786	1,794
Zone 26-Aurora, Newmkt, Whit-St.	57	58	767	700	881	902	102	147	1,807	1,807
Zone 27-Markham	12	12	615	617	884	871	90	104	1,601	1,604
York Region (Zones 25-27)	144	144	2,036	1,972	2,715	2,729	299	360	5,194	5,205
Zone 28-Pickering/Ajax/Uxbridge	10	10	189	189	1,064	1,065	626	625	1,889	1,889
Zone 29-Milton, Halton Hills	31	31	551	551	820	820	64	64	1,466	1,466
Zone 30-Orangeville	45	45	315	313	340	342	37	37	737	737
Zone 31-Bradford, W. Gwillimbury	20	21	307	306	402	402	56	56	785	785
Remaining CMA (Zones 18-31)	1,262	1,276	18,297	18,274	26,743	27,042	5,095	5,205	51,397	51,797
Durham Region	367	369	3,688	3,749	7,816	7,925	1,616	1,619	13,487	13,662
York Region	144	144	2,036	1,972	2,715	2,729	299	360	5,194	5,205
Peel Region	855	869	13,472	13,479	18,936	19,213	3,622	3,691	36,885	37,252
Halton Region	294	294	4,805	4,840	8,234	8,236	1,149	1,127	14,482	14,497
Toronto GTA	**24,754**	**24,653**	**134,590**	**135,021**	**139,511**	**140,117**	**28,480**	**28,256**	**327,335**	**328,047**
Toronto CMA	**24,356**	**24,253**	**128,886**	**129,255**	**128,553**	**129,056**	**26,889**	**26,664**	**308,684**	**309,228**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	55	55	961	1,028	2,101	2,193	289	289	3,406	3,565
Zone 2 - Oshawa (S./Central)	145	146	1,410	1,404	2,934	2,944	364	365	4,853	4,859
Oshawa City (Zones 1-2)	200	201	2,371	2,432	5,035	5,137	653	654	8,259	8,424
Zone 3 - Whitby	145	145	853	852	1,213	1,214	257	260	2,468	2,471
Zone 4 - Clarington	9	10	209	210	386	390	25	25	629	635
Oshawa CMA	**354**	**356**	**3,433**	**3,494**	**6,634**	**6,741**	**935**	**939**	**11,356**	**11,530**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	2.6	2.9	3.0	2.9	4.3	2.5	**	2.5	3.1	2.8
Zone 2-Toronto (East)	5.3	1.8	2.5	1.9	**	2.0	0.0	**	2.8	1.9
Zone 3-Toronto (North)	4.3	2.9	3.9	2.7	3.5	2.6	3.2	4.0	3.8	2.7
Zone 4-Toronto (West)	2.6	3.4	3.6	3.2	3.2	3.5	**	**	3.2	3.4
Toronto-Former City (Zones 1-4)	3.3	2.9	3.4	2.8	3.5	2.8	2.0	3.4	3.4	2.9
Zone 5-Etobicoke (South)	**	2.0	5.0	2.9	3.4	1.6	**	**	4.7	2.2
Zone 6-Etobicoke (Central)	**	1.6	2.6	2.9	2.8	1.8	2.5	2.7	2.7	2.3
Zone 7-Etobicoke (North)	**	0.0	1.3	2.6	1.2	2.6	1.1	1.9	1.3	2.4
Etobicoke (Zones 5-7)	**	1.9	3.6	2.9	2.7	1.9	2.5	2.5	3.1	2.3
Zone 8-York	3.4	3.8	3.0	2.8	2.7	3.8	2.6	**	2.9	3.2
Zone 9-East York	3.6	3.8	3.0	2.9	3.0	2.0	4.3	2.4	3.1	2.6
Zone 10-Scarborough (Central)	1.8	5.4	2.8	2.9	2.1	2.2	1.8	1.3	2.3	2.5
Zone 11-Scarborough (North)	3.9	6.8	4.7	2.8	4.5	3.4	4.5	3.5	4.6	3.3
Zone 12-Scarborough (East)	**	**	2.7	1.9	1.9	2.5	1.6	2.3	2.1	2.5
Scarborough (Zones 10-12)	2.3	6.9	3.1	2.6	2.6	2.6	2.1	2.1	2.7	2.7
Zone 13-North York (Southeast)	4.3	1.7	4.5	2.4	2.8	2.1	3.5	2.3	3.5	2.2
Zone 14-North York (Northeast)	0.0	6.2	5.0	2.8	3.8	3.1	2.7	1.4	3.9	2.8
Zone 15-North York (Southwest)	4.7	4.1	2.3	2.3	1.7	1.2	2.3	0.8	2.0	1.7
Zone 16-North York (N.Central)	5.6	**	2.4	2.7	2.2	2.4	2.6	2.7	2.4	2.6
Zone 17-North York (Northwest)	**	4.2	2.7	3.1	2.1	3.8	1.9	**	2.3	4.1
North York (Zones 13-17)	3.9	4.5	3.4	2.7	2.6	2.7	2.6	3.3	2.9	2.8
Rest of Toronto (Zones 5-17)	4.2	3.9	3.2	2.8	2.6	2.5	2.6	2.8	2.9	2.7
Toronto (Zones 1-17)	3.5	3.2	3.3	2.8	2.8	2.6	2.5	2.9	3.1	2.7
Zone 18-Mississauga (South)	5.7	2.6	3.0	2.6	3.0	2.4	1.3	2.0	2.9	2.4
Zone 19-Mississauga (Northwest)	0.0	**	4.1	2.3	4.5	3.2	3.0	1.6	4.1	2.7
Zone 20-Mississauga (Northeast)	3.4	1.5	2.8	4.7	4.0	4.9	2.1	4.4	3.4	4.7
Mississauga City (Zones 18-20)	4.1	2.4	3.1	3.4	3.6	3.6	2.0	3.0	3.3	3.4
Zone 21-Brampton (West)	**	3.1	3.4	2.6	3.6	2.7	0.4	3.1	3.4	2.7
Zone 22-Brampton (East)	3.3	0.0	2.1	5.0	2.1	4.5	1.8	4.1	2.1	4.5
Brampton City (Zones 21-22)	4.8	2.3	2.9	3.5	2.9	3.5	1.3	3.7	2.8	3.5
Zone 23-Oakville	3.5	**	2.0	2.1	3.3	3.0	0.7	0.3	2.7	2.5
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.1	**	3.0	2.9	2.2	3.2	**	0.8	2.9	3.1
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	2.2	3.0	1.7	3.9	5.6	5.6	2.3	3.6
Zone 27-Markham	**	**	2.5	2.4	4.6	2.6	2.5	3.0	3.6	2.5
York Region (Zones 25-27)	3.6	**	2.6	2.8	2.8	3.2	6.1	3.3	2.9	3.1
Zone 28-Pickering/Ajax/Uxbridge	0.0	**	0.7	**	2.7	6.7	3.0	4.1	2.6	5.3
Zone 29-Milton, Halton Hills	0.0	**	3.6	2.6	2.2	2.4	10.6	1.6	3.1	2.5
Zone 30-Orangeville	**	**	0.7	2.4	0.7	1.7	**	**	0.6	2.5
Zone 31-Bradford, W. Gwillimbury	**	0.0	1.6	1.1	2.8	2.3	0.0	0.0	2.2	1.6
Remaining CMA (Zones 18-31)	3.8	2.8	2.8	3.2	3.2	3.5	2.2	3.2	3.0	3.3
Durham Region	1.3	**	2.0	2.5	2.7	2.9	2.5	3.1	2.5	2.9
York Region	3.6	**	2.6	2.8	2.8	3.2	6.1	3.3	2.9	3.1
Peel Region	4.2	2.4	3.0	3.4	3.4	3.5	1.8	3.3	3.1	3.4
Halton Region	3.2	3.6	2.8	2.8	3.2	3.0	1.8	1.7	3.0	2.9
Toronto GTA	**3.5**	**3.2**	**3.2**	**2.8**	**2.9**	**2.8**	**2.4**	**2.9**	**3.0**	**2.8**
Toronto CMA	**3.5**	**3.2**	**3.2**	**2.8**	**2.9**	**2.8**	**2.4**	**2.9**	**3.1**	**2.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Oshawa CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Zone 1 - Oshawa (North)	0.0 c	8.3 c	0.3 b	1.0 a	2.4 c	2.0 c	**	**	1.7 b	1.8 b
Zone 2 - Oshawa (S./Central)	0.0 c	**	3.2 c	3.0 b	2.7 a	2.7 b	2.6 b	3.1 c	2.8 a	2.9 a
Oshawa City (Zones 1-2)	0.0	**	2.0 b	2.2 b	2.6 b	2.4 b	2.3 b	2.1 b	2.3 b	2.4 b
Zone 3 - Whitby	2.6 c	**	2.4 b	2.9 b	4.2 b	3.3 d	2.4 b	**	3.2 b	3.2 c
Zone 4 - Clarington	**	**	0.0 d	**	0.3 b	0.3 b	**	**	0.2 b	1.2 d
Oshawa CMA	**1.3**	**	**1.9**	**2.5**	**2.7**	**2.4**	**2.3**	**2.2**	**2.4**	**2.5**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1-Toronto (Central)	2.6 c	3.9	3.0 c	2.3 c	2.1 c	5.4 d	++	++	2.4 c	2.3 c
Zone 2-Toronto (East)	3.4 b	3.7 b	2.4 c	4.8 b	3.7 c	4.0 c	++	++	3.0 c	4.2 b
Zone 3-Toronto (North)	2.9 a	2.7 a	2.8 a	2.9 a	3.9 d	1.8 a	++	++	3.0 b	2.6 a
Zone 4-Toronto (West)	3.9 c	3.7 c	2.5 c	5.7 d	2.9 c	2.6 c	++	++	2.7 c	4.2 c
Toronto-Former City (Zones 1-4)	3.1 b	3.4 c	2.8 a	3.5 c	3.1 c	3.3 c	++	++	2.7 c	3.0 c
Zone 5-Etobicoke (South)	2.7 c	3.3 c	3.6 c	2.6 c	2.6 c	2.7 c	2.9 c	**	3.5 c	**
Zone 6-Etobicoke (Central)	**	++	2.8 a	2.4 c	3.0 b	3.5 c	2.7 b	3.0 d	3.1 c	2.9 c
Zone 7-Etobicoke (North)	++	**	4.0 d	4.6 d	4.0 d	3.3 c	++	2.9 c	2.8 c	4.1 c
Etobicoke (Zones 5-7)	3.1 c	3.8 c	3.2 c	2.7 c	3.1 c	3.2 c	2.4 c	2.9 c	3.2 c	2.8 c
Zone 8-York	**	**	3.1 d	3.1 d	3.1 d	2.6 c	++	4.4 d	3.1 d	3.0 c
Zone 9-East York	3.7 c	2.7 c	2.6 b	3.5 c	3.3 c	2.2 c	3.1 c	++	2.8 b	3.4 c
Zone 10-Scarborough (Central)	2.1 c	3.8 c	2.9 a	3.9 c	3.1 c	4.5 d	1.8 c	3.7 c	3.0 c	4.2 c
Zone 11-Scarborough (North)	6.4 d	1.1 a	3.7 c	2.7 c	3.5 c	2.8 c	2.2 c	2.4 c	3.7 c	2.7 c
Zone 12-Scarborough (East)	3.1 d	++	5.5 c	2.6 c	5.1 c	3.0 c	5.3 b	1.8 c	5.3 c	2.4 c
Scarborough (Zones 10-12)	3.2 c	3.0 c	3.8 c	3.3 c	3.8 c	3.7 c	3.1 c	2.8 c	3.8 c	3.4 c
Zone 13-North York (Southeast)	6.5 d	++	5.4 c	3.1 c	4.8 c	2.2 c	4.0 d	++	4.9 c	2.6 c
Zone 14-North York (Northeast)	**	++	2.6 b	4.6 c	3.4 c	4.1 c	2.6 b	2.9 c	2.9 b	3.9 c
Zone 15-North York (Southwest)	4.0 d	++	4.6 c	2.4 c	3.6 c	3.2 c	++	5.8 d	3.7 c	3.1 c
Zone 16-North York (N.Central)	**	++	6.1 d	3.7 c	5.9 d	3.3 c	4.3 c	3.6 c	5.9 d	3.5 c
Zone 17-North York (Northwest)	3.6 d	2.7 c	3.6 c	5.0 d	2.7 b	4.0 c	2.7 c	2.8 c	2.9 b	4.1 c
North York (Zones 13-17)	5.4 d	++	4.5 c	3.9 c	4.1 c	3.3 c	3.1 c	2.9 c	4.1 c	3.4 c
Rest of Toronto (Zones 5-17)	3.7 c	2.6 c	3.8 c	3.4 c	3.6 c	3.2 c	2.9 c	2.6 c	3.6 c	3.2 c
Toronto (Zones 1-17)	3.4 c	3.0 c	3.4 c	3.5 c	3.5 c	3.2 c	2.7 c	1.9 c	3.3 c	3.2 c
Zone 18-Mississauga (South)	**	5.1 d	3.7 c	3.5 c	4.2 c	3.3 c	2.1 c	4.4 d	3.5 c	3.3 c
Zone 19-Mississauga (Northwest)	++	++	1.8 b	3.5 c	2.0 c	2.1 c	**	1.9 c	2.8 a	2.6 c
Zone 20-Mississauga (Northeast)	5.0 d	2.3 c	2.7 c	3.5 c	3.4 c	2.9 c	3.0 c	2.4 c	3.5 c	2.6 c
Mississauga City (Zones 18-20)	3.7 c	3.7 c	3.0 c	3.5 c	3.6 c	2.9 c	3.0 c	3.0 c	3.4 c	2.9 c
Zone 21-Brampton (West)	2.0 c	++	1.9 b	2.1 c	2.4 a	2.2 c	2.0 b	3.6 c	2.1 c	2.2 c
Zone 22-Brampton (East)	**	3.1 d	1.2 a	3.4 c	1.4 a	3.3 c	1.6 b	++	1.4 a	3.5 c
Brampton City (Zones 21-22)	2.0 c	2.0 c	1.6 a	2.6 c	2.0 c	2.7 c	1.8 c	1.8 c	1.8 c	2.7 c
Zone 23-Oakville	2.0 c	3.6 d	3.3 c	3.6 c	3.4 b	3.7 c	4.1 d	**	3.6 c	3.5 c
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.4 a	++	2.6 c	1.7 c	2.3 c	**	2.7 c	3.6 c	2.4 c	**
Zone 26-Aurora, Newmkt, Whit-St.	++	**	1.8 c	++	2.5 c	2.3 b	++	4.2 b	2.7 c	3.9 c
Zone 27-Markham	**	**	4.8 d	4.2 d	5.7 d	2.1 c	5.3 d	++	4.8 d	3.0 c
York Region (Zones 25-27)	3.8 c	++	3.0 c	2.3 c	3.4 c	2.0 c	3.2 c	2.0 c	3.2 c	2.9 c
Zone 28-Pickering/Ajax/Uxbridge	2.1 a	**	2.5 a	1.6 a	++	1.8 a	1.6 a	2.4 a	0.9 a	2.1 a
Zone 29-Milton, Halton Hills	++	**	3.3 c	3.4 c	3.3 b	2.2 c	**	3.0 c	3.1 b	2.4 c
Zone 30-Orangeville	**	**	1.4 d	3.2 c	1.5 c	++	**	**	1.3 d	**
Zone 31-Bradford, W. Gwillimbury	++	5.0	++	6.5	++	1.9 b	2.7 c	0.7 b	++	2.9

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Remaining CMA (Zones 18-31)	2.9	3.0	2.7	3.2	3.0	2.8	2.8	2.9	2.9	2.9
Durham Region	4.0	4.3	2.1	3.2	1.7	4.6	2.7	3.2	1.9	3.9
York Region	3.8	++	3.0	2.3	3.4	2.0	3.2	2.0	3.2	2.9
Peel Region	3.2	3.3	2.6	3.3	3.1	2.9	2.7	2.7	3.0	2.9
Halton Region	2.1	2.9	3.5	3.2	3.3	3.2	3.6	5.4	3.5	3.1
Toronto GTA	**3.4**	**3.0**	**3.3**	**3.4**	**3.3**	**3.2**	**2.7**	**2.2**	**3.2**	**3.2**
Toronto CMA	**3.4**	**3.0**	**3.3**	**3.4**	**3.4**	**3.1**	**2.7**	**2.1**	**3.2**	**3.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - Oshawa (North)	++	5.2	**	5.4	**	**	++	**	**	**
Zone 2 - Oshawa (S./Central)	**	**	2.6	**	1.9	**	4.3	++	2.2	**
Oshawa City (Zones 1-2)	**	4.5	2.2	3.7	1.8	5.2	3.0	3.5	2.0	4.8
Zone 3 - Whitby	**	4.2	**	3.3	2.4	4.4	3.4	2.0	2.1	3.3
Zone 4 - Clarington	**	**	3.3	++	**	1.5	-3.2	**	2.3	++
Oshawa CMA	**	**4.4**	**2.1**	**3.2**	**1.9**	**4.8**	**2.9**	**3.6**	**2.0**	**4.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	n/a	25.4	n/a	20.0	n/a	21.5	n/a	**	n/a	21.7
Zone 2-Toronto (East)	n/a	**	n/a	14.7	n/a	**	n/a	**	n/a	13.3
Zone 3-Toronto (North)	n/a	21.7	n/a	18.4	n/a	18.4	n/a	12.0	n/a	18.8
Zone 4-Toronto (West)	n/a	**	n/a	16.5	n/a	16.5	n/a	**	n/a	17.1
Toronto-Former City (Zones 1-4)	n/a	22.9	n/a	18.1	n/a	18.1	n/a	**	n/a	18.9
Zone 5-Etobicoke (South)	n/a	**	n/a	18.2	n/a	14.7	n/a	**	n/a	15.9
Zone 6-Etobicoke (Central)	n/a	16.3	n/a	17.1	n/a	14.7	n/a	12.9	n/a	15.2
Zone 7-Etobicoke (North)	n/a	0.0	n/a	13.0	n/a	11.5	n/a	12.1	n/a	11.9
Etobicoke (Zones 5-7)	n/a	10.8	n/a	17.2	n/a	14.1	n/a	13.3	n/a	14.9
Zone 8-York	n/a	21.1	n/a	15.8	n/a	13.9	n/a	7.8	n/a	15.0
Zone 9-East York	n/a	**	n/a	16.0	n/a	14.7	n/a	12.7	n/a	15.4
Zone 10-Scarborough (Central)	n/a	10.4	n/a	14.6	n/a	13.8	n/a	7.8	n/a	13.5
Zone 11-Scarborough (North)	n/a	**	n/a	15.7	n/a	13.1	n/a	11.3	n/a	13.9
Zone 12-Scarborough (East)	n/a	**	n/a	13.6	n/a	14.8	n/a	13.0	n/a	14.1
Scarborough (Zones 10-12)	n/a	10.6	n/a	14.6	n/a	14.0	n/a	10.6	n/a	13.7
Zone 13-North York (Southeast)	n/a	**	n/a	18.7	n/a	14.5	n/a	12.0	n/a	15.7
Zone 14-North York (Northeast)	n/a	29.5	n/a	21.3	n/a	16.0	n/a	14.5	n/a	17.9
Zone 15-North York (Southwest)	n/a	**	n/a	11.9	n/a	11.6	n/a	**	n/a	11.3
Zone 16-North York (N.Central)	n/a	**	n/a	15.9	n/a	14.7	n/a	12.4	n/a	14.9
Zone 17-North York (Northwest)	n/a	**	n/a	14.4	n/a	12.3	n/a	8.6	n/a	12.6
North York (Zones 13-17)	n/a	16.1	n/a	16.4	n/a	13.9	n/a	11.4	n/a	14.6
Rest of Toronto (Zones 5-17)	n/a	15.7	n/a	16.1	n/a	14.0	n/a	11.6	n/a	14.6
Toronto (Zones 1-17)	n/a	21.1	n/a	16.9	n/a	14.9	n/a	11.5	n/a	16.1
Zone 18-Mississauga (South)	n/a	**	n/a	12.3	n/a	11.3	n/a	10.7	n/a	11.5
Zone 19-Mississauga (Northwest)	n/a	**	n/a	**	n/a	19.2	n/a	12.1	n/a	16.7
Zone 20-Mississauga (Northeast)	n/a	**	n/a	21.4	n/a	21.6	n/a	18.2	n/a	20.9
Mississauga City (Zones 18-20)	n/a	9.3	n/a	16.5	n/a	16.6	n/a	14.1	n/a	16.1
Zone 21-Brampton (West)	n/a	**	n/a	19.2	n/a	16.6	n/a	**	n/a	16.9
Zone 22-Brampton (East)	n/a	**	n/a	15.4	n/a	15.8	n/a	14.8	n/a	15.6
Brampton City (Zones 21-22)	n/a	**	n/a	17.9	n/a	16.2	n/a	11.8	n/a	16.3
Zone 23-Oakville	n/a	**	n/a	17.2	n/a	16.0	n/a	**	n/a	16.6
Zone 24-Caledon	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 25-R. Hill, Vaughan, King	n/a	**	n/a	13.5	n/a	15.8	n/a	**	n/a	14.4
Zone 26-Aurora, Newmkt, Whit-St.	n/a	**	n/a	12.2	n/a	12.2	n/a	**	n/a	12.3
Zone 27-Markham	n/a	**	n/a	13.3	n/a	15.5	n/a	9.3	n/a	14.2
York Region (Zones 25-27)	n/a	**	n/a	13.0	n/a	14.4	n/a	**	n/a	13.6
Zone 28-Pickering/Ajax/Uxbridge	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 29-Milton, Halton Hills	n/a	**	n/a	13.3	n/a	11.8	n/a	**	n/a	12.7
Zone 30-Orangeville	n/a	**	n/a	20.6	n/a	13.3	n/a	**	n/a	16.5
Zone 31-Bradford, W. Gwillimbury	n/a	0.0	n/a	13.0	n/a	10.8	n/a	**	n/a	11.4
Remaining CMA (Zones 18-31)	n/a	11.7	n/a	16.3	n/a	15.9	n/a	11.1	n/a	15.3
Durham Region	n/a	**	n/a	17.7	n/a	17.2	n/a	**	n/a	15.7
York Region	n/a	**	n/a	13.0	n/a	14.4	n/a	**	n/a	13.6
Peel Region	n/a	10.9	n/a	16.9	n/a	16.5	n/a	13.5	n/a	16.1
Halton Region	n/a	20.6	n/a	14.9	n/a	13.8	n/a	10.6	n/a	14.1
Toronto GTA	**n/a**	**20.7**	**n/a**	**16.8**	**n/a**	**15.2**	**n/a**	**11.4**	**n/a**	**15.9**
Toronto CMA	**n/a**	**20.6**	**n/a**	**16.8**	**n/a**	**15.1**	**n/a**	**11.4**	**n/a**	**15.9**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	n/a	**	n/a	**	n/a	13.8	n/a	**	n/a	**
Zone 2 - Oshawa (S./Central)	n/a	**	n/a	19.6	n/a	18.3	n/a	**	n/a	19.0
Oshawa City (Zones 1-2)	n/a	**	n/a	19.0	n/a	16.5	n/a	**	n/a	17.5
Zone 3 - Whitby	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 4 - Clarington	n/a	**	n/a	**	n/a	21.5	n/a	**	n/a	21.2
Oshawa CMA	n/a	**	n/a	17.8	n/a	17.5	n/a	**	n/a	17.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology **page.**

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Toronto-Former City (Zones 1-4)										
Pre 1960	1.9	1.6	2.1	1.3	2.1	1.4	1.1	**	2.0	1.4
1960 - 1974	1.6	1.3	1.4	1.4	1.7	1.6	1.6	2.7	1.6	1.4
1975 - 1989	0.8	0.0	2.0	1.1	4.3	0.9	**	**	2.3	0.8
1990 - 2004	0.0	0.7	0.2	0.7	0.2	**	**	**	0.2	**
2005+	0.9	0.0	1.9	1.0	1.4	**	**	**	1.4	1.4
Total	1.6	1.2	1.7	1.3	2.0	1.5	1.2	2.5	1.7	1.4
Rest of Toronto (Zones 5-17)										
Pre 1960	3.4	2.0	2.2	1.7	1.9	1.2	**	0.6	2.2	1.5
1960 - 1974	1.5	1.7	1.7	1.1	1.2	1.0	1.4	1.3	1.4	1.1
1975 - 1989	**	4.9	1.0	1.0	1.2	2.3	1.1	4.9	1.1	2.4
1990 - 2004	**	**	**	0.3	2.5	0.0	**	**	2.5	0.1
2005+	**	**	**	0.3	**	1.2	**	0.0	2.8	0.6
Total	2.6	2.1	1.8	1.3	1.4	1.1	1.4	1.8	1.6	1.3
Toronto (Zones 1-17)										
Pre 1960	2.4	1.7	2.2	1.5	2.0	1.3	**	1.3	2.1	1.4
1960 - 1974	1.6	1.4	1.6	1.2	1.3	1.1	1.4	1.4	1.4	1.2
1975 - 1989	0.9	1.3	1.4	1.1	1.7	2.1	1.2	4.8	1.5	2.0
1990 - 2004	0.0	0.6	1.1	0.6	1.3	0.7	**	**	1.1	0.7
2005+	**	0.0	2.0	0.8	2.2	2.2	**	0.0	2.0	1.1
Total	1.9	1.5	1.7	1.3	1.5	1.2	1.4	1.9	1.6	1.3
Remaining CMA (Zones 18-31)										
Pre 1960	**	**	3.4	2.9	2.1	2.9	**	0.0	3.0	2.8
1960 - 1974	2.1	0.7	1.2	1.2	1.4	1.2	1.0	1.0	1.3	1.2
1975 - 1989	1.7	0.8	1.3	1.2	1.5	2.0	1.0	2.4	1.4	1.8
1990 - 2004	-	-	1.2	**	**	**	**	**	0.6	**
2005+	**	**	**	**	0.6	0.0	**	**	0.3	0.0
Total	2.7	1.1	1.3	1.3	1.5	1.6	1.1	1.7	1.4	1.5
Durham Region										
Pre 1960	**	**	3.9	4.3	2.4	1.5	**	**	3.2	2.8
1960 - 1974	0.0	5.6	0.7	1.6	2.0	1.6	1.9	1.8	1.6	1.7
1975 - 1989	0.8	**	1.6	0.4	1.4	3.6	0.2	2.3	1.2	2.3
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	0.0	0.6	**	**	0.0	0.5
Total	0.9	5.8	1.6	1.4	1.9	2.2	1.1	2.1	1.6	2.0
York Region										
Pre 1960	0.0	0.0	0.0	**	**	0.0	**	**	0.6	**
1960 - 1974	2.7	0.0	1.3	1.1	2.0	1.5	2.5	2.0	1.8	1.3
1975 - 1989	**	**	0.5	0.3	1.5	2.8	6.0	3.9	1.5	2.3
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	-	**	**	**	**	**	**	**
Total	**	0.0	1.0	1.1	1.8	1.7	4.0	2.6	1.6	1.5
Peel Region										
Pre 1960	**	**	5.4	**	**	**	**	**	5.0	2.2
1960 - 1974	2.5	0.7	1.2	1.2	1.4	1.2	0.9	1.1	1.3	1.2
1975 - 1989	**	1.1	1.5	1.4	1.7	1.6	0.8	2.5	1.5	1.6
1990 - 2004	-	-	-	-	-	-	-	-	-	-
2005+	**	**	**	**	0.6	0.0	**	**	0.3	0.0
Total	3.3	1.1	1.5	1.3	1.5	1.4	0.9	1.7	1.5	1.4

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Halton Region										
Pre 1960	**	**	3.4	4.5	1.7	2.1	**	**	2.4	2.9
1960 - 1974	0.7	1.4	1.0	1.2	1.5	1.4	0.6	0.5	1.3	1.3
1975 - 1989	**	**	0.4	0.0	0.9	0.7	**	0.3	0.9	0.4
1990 - 2004	-	-	2.2	**	**	**	**	**	0.8	**
2005+	-	-	3.0	1.5	0.3	0.1	0.0	0.0	1.0	0.4
Total	2.1	1.4	1.3	1.2	1.3	1.2	0.8	0.4	1.3	1.1
Toronto GTA										
Pre 1960	2.5	1.8	2.2	1.6	2.0	1.3	**	1.4	2.1	1.5
1960 - 1974	1.6	1.4	1.5	1.2	1.4	1.1	1.4	1.4	1.4	1.2
1975 - 1989	0.9	1.4	1.4	1.0	1.6	2.0	1.1	3.6	1.4	1.8
1990 - 2004	0.0	0.6	1.2	0.7	1.3	0.8	**	**	1.2	0.7
2005+	**	0.0	2.0	0.8	1.4	1.3	0.7	0.0	1.6	0.9
Total	1.9	1.5	1.7	1.3	1.5	1.3	1.3	1.8	1.6	1.4
Toronto CMA										
Pre 1960	2.5	1.8	2.2	1.5	2.0	1.3	**	1.3	2.1	1.5
1960 - 1974	1.6	1.3	1.5	1.2	1.3	1.1	1.4	1.4	1.4	1.2
1975 - 1989	0.9	1.3	1.4	1.1	1.6	2.0	1.1	3.7	1.4	1.9
1990 - 2004	0.0	0.6	1.1	0.5	1.2	0.6	**	**	1.0	0.6
2005+	**	0.0	1.9	0.8	2.0	2.0	0.7	0.0	1.9	1.0
Total	1.9	1.4	1.7	1.3	1.5	1.3	1.3	1.8	1.6	1.3

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Oshawa CMA										
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Oshawa CMA										
Pre 1960	**	**	3.8	4.9	3.1	1.6	**	**	3.4	3.1
1960 - 1974	0.0	**	0.7	1.5	2.1	1.6	1.9	2.1	1.7	1.8
1975 - 1989	0.8	**	1.5	0.4	1.4	2.1	0.3	**	1.3	1.4
1990 - 2004	-	-	**	**	2.6	**	**	**	**	**
2005+	-	-	**	**	0.0	0.6	**	**	0.0	0.5
Total	0.9	**	1.4	1.4	2.0	1.7	1.3	2.2	1.7	1.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Toronto-Former City (Zones 1-4)										
Pre 1960	902	918	1,149	1,157	1,534	1,509	**	2,359	1,248	1,260
1960 - 1974	1,017	1,011	1,271	1,281	1,677	1,694	2,561	2,234	1,353	1,369
1975 - 1989	1,116	1,145	1,389	1,474	1,852	1,795	2,106	**	1,441	1,486
1990 - 2004	**	**	1,487	1,557	1,525	**	**	**	1,431	**
2005+	1,221	1,435	1,649	1,712	2,264	2,368	**	**	1,924	1,824
Total	983	1,002	1,248	1,272	1,651	1,660	2,435	2,266	1,339	1,360
Rest of Toronto (Zones 5-17)										
Pre 1960	777	808	950	971	1,101	1,145	1,255	1,278	1,010	1,042
1960 - 1974	857	881	1,026	1,059	1,208	1,246	1,422	1,464	1,159	1,194
1975 - 1989	854	910	1,033	1,098	1,242	1,291	1,361	1,416	1,197	1,237
1990 - 2004	**	**	1,325	1,478	1,650	1,671	**	**	1,556	1,599
2005+	**	1,209	1,448	1,439	1,629	1,652	1,792	1,770	1,552	1,550
Total	819	857	1,012	1,044	1,199	1,241	1,402	1,443	1,136	1,172
Toronto (Zones 1-17)										
Pre 1960	862	883	1,048	1,055	1,258	1,284	1,737	1,714	1,123	1,141
1960 - 1974	981	979	1,114	1,142	1,289	1,328	1,487	1,526	1,214	1,245
1975 - 1989	1,092	1,081	1,172	1,215	1,349	1,374	1,394	1,443	1,270	1,300
1990 - 2004	**	**	1,436	1,536	1,600	1,869	**	**	1,491	1,679
2005+	1,235	1,392	1,574	1,621	1,963	1,980	2,518	1,810	1,782	1,711
Total	942	962	1,110	1,137	1,301	1,341	1,540	1,544	1,206	1,236
Remaining CMA (Zones 18-31)										
Pre 1960	723	775	883	920	1,033	1,079	1,213	1,257	950	984
1960 - 1974	832	868	1,034	1,078	1,205	1,238	1,315	1,370	1,139	1,179
1975 - 1989	889	907	1,157	1,191	1,305	1,347	1,444	1,450	1,274	1,314
1990 - 2004	-	-	906	921	**	1,160	**	**	1,061	1,085
2005+	**	**	**	931	1,378	1,247	**	**	1,373	1,133
Total	824	857	1,063	1,101	1,237	1,273	1,375	1,409	1,179	1,218
Durham Region										
Pre 1960	688	714	779	783	938	1,008	1,100	1,104	863	907
1960 - 1974	764	793	905	945	1,040	1,067	1,186	1,196	1,017	1,046
1975 - 1989	849	826	962	1,004	1,070	1,110	1,255	1,326	1,068	1,106
1990 - 2004	-	-	887	751	1,042	974	**	**	1,003	924
2005+	-	-	**	**	1,154	2,061	**	**	1,123	2,137
Total	793	786	904	978	1,042	1,116	1,223	1,265	1,021	1,086
York Region										
Pre 1960	695	744	833	905	1,027	1,040	**	**	917	969
1960 - 1974	837	863	1,104	1,122	1,249	1,254	1,358	1,332	1,181	1,195
1975 - 1989	**	**	1,117	1,134	1,323	1,269	1,553	1,469	1,259	1,261
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	-	**	**	**	**	**	**	**
Total	833	852	1,091	1,109	1,262	1,251	1,441	1,388	1,189	1,197

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Peel Region										
Pre 1960	724 b	723 b	894 b	912 a	1,067 b	1,070 b	**	**	955 a	953 a
1960 - 1974	811 a	855 a	1,013 a	1,058 a	1,184 a	1,218 a	1,283 a	1,346 a	1,117 a	1,158 a
1975 - 1989	894 a	907 a	1,168 a	1,203 a	1,309 a	1,341 a	1,467 a	1,479 a	1,277 a	1,310 a
1990 - 2004	-	-	-	-	-	-	-	-	-	-
2005+	**	**	**	931 b	1,412 a	1,247 a	**	**	1,399 a	1,133 a
Total	812 a	845 a	1,062 a	1,101 a	1,235 a	1,267 a	1,359 a	1,405 a	1,175 a	1,211 a
Halton Region										
Pre 1960	769 b	792 b	1,014 b	989 b	1,082 a	1,109 a	**	**	1,046 a	1,063 a
1960 - 1974	901 a	937 a	1,115 a	1,138 a	1,276 a	1,292 a	1,533 a	1,488 a	1,239 a	1,248 a
1975 - 1989	**	**	1,169 a	1,267 a	1,401 a	1,493 a	1,571 a	1,691 a	1,363 a	1,461 a
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	876 a	904 a	1,120 a	1,160 a	1,283 a	1,324 a	1,540 a	1,562 a	1,245 a	1,284 a
Toronto GTA										
Pre 1960	859 a	879 a	1,041 a	1,048 a	1,239 a	1,268 a	1,731 a	1,704 a	1,114 a	1,133 a
1960 - 1974	967 a	968 a	1,099 a	1,129 a	1,263 a	1,298 a	1,454 a	1,488 a	1,198 a	1,228 a
1975 - 1989	1,058 b	1,064 b	1,150 a	1,187 a	1,302 a	1,345 a	1,398 a	1,452 a	1,252 a	1,292 a
1990 - 2004	**	**	1,379 a	1,477 a	1,491 b	1,746 a	**	**	1,419 a	1,598 a
2005+	1,235 b	1,386 a	1,563 a	1,617 a	1,893 b	1,961 a	2,503 a	1,772 b	1,756 a	1,718 a
Total	934 a	955 a	1,100 a	1,129 a	1,276 a	1,316 a	1,497 a	1,506 a	1,196 a	1,229 a
Toronto CMA										
Pre 1960	860 a	880 a	1,043 a	1,051 a	1,247 a	1,276 a	1,732 a	1,704 a	1,117 a	1,136 a
1960 - 1974	970 a	970 a	1,103 a	1,133 a	1,273 a	1,311 a	1,462 a	1,502 a	1,202 a	1,235 a
1975 - 1989	1,077 b	1,071 b	1,166 a	1,206 a	1,325 a	1,361 a	1,415 a	1,446 a	1,272 a	1,306 a
1990 - 2004	**	**	1,405 a	1,477 a	1,563 a	1,804 a	**	**	1,463 a	1,628 a
2005+	1,235 b	1,386 a	1,572 a	1,600 a	1,939 b	1,927 a	2,513 a	1,777 b	1,775 a	1,686 a
Total	937 a	957 a	1,103 a	1,132 a	1,288 a	1,327 a	1,510 a	1,515 a	1,202 a	1,233 a

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Oshawa CMA										
Pre 1960	688 a	714 b	769 b	777 a	953 a	1,021 a	**	**	861 a	913 a
1960 - 1974	759 a	774 b	901 a	946 a	1,026 a	1,056 a	1,162 a	1,153 a	1,003 a	1,030 a
1975 - 1989	851 a	828 a	960 a	998 a	1,064 a	1,086 a	1,195 a	1,412 a	1,031 a	1,049 a
1990 - 2004	-	-	887 b	751 b	1,042 a	974 a	**	**	1,003 a	924 a
2005+	-	-	**	**	1,154 a	2,061 b	**	**	1,123 a	2,137 b
Total	794 a	777 a	905 a	979 a	1,035 a	1,109 a	1,174 a	1,198 a	1,001 a	1,062 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Toronto-Former City (Zones 1-4)										
Pre 1960	n/a	24.2	n/a	17.9	n/a	17.2	n/a	**	n/a	18.7
1960 - 1974	n/a	23.6	n/a	17.8	n/a	18.0	n/a	9.0	n/a	18.8
1975 - 1989	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1990 - 2004	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	22.9	n/a	18.1	n/a	18.1	n/a	**	n/a	18.9
Rest of Toronto (Zones 5-17)										
Pre 1960	n/a	15.1	n/a	16.8	n/a	14.9	n/a	7.1	n/a	15.4
1960 - 1974	n/a	14.4	n/a	15.5	n/a	13.5	n/a	11.4	n/a	14.0
1975 - 1989	n/a	**	n/a	16.1	n/a	15.4	n/a	15.9	n/a	16.0
1990 - 2004	n/a	**	n/a	8.1	n/a	10.9	n/a	**	n/a	9.7
2005+	n/a	18.8	n/a	27.5	n/a	22.7	n/a	**	n/a	24.2
Total	n/a	15.7	n/a	16.1	n/a	14.0	n/a	11.6	n/a	14.6
Toronto (Zones 1-17)										
Pre 1960	n/a	21.7	n/a	17.3	n/a	15.7	n/a	8.1	n/a	16.9
1960 - 1974	n/a	21.4	n/a	16.3	n/a	14.2	n/a	11.3	n/a	15.3
1975 - 1989	n/a	**	n/a	16.3	n/a	16.6	n/a	16.4	n/a	17.2
1990 - 2004	n/a	3.1	n/a	10.0	n/a	10.7	n/a	**	n/a	9.6
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	24.3
Total	n/a	21.1	n/a	16.9	n/a	14.9	n/a	11.5	n/a	16.1
Remaining CMA (Zones 18-31)										
Pre 1960	n/a	**	n/a	21.1	n/a	**	n/a	**	n/a	18.6
1960 - 1974	n/a	9.7	n/a	14.1	n/a	13.9	n/a	13.0	n/a	13.8
1975 - 1989	n/a	**	n/a	19.7	n/a	19.0	n/a	9.8	n/a	17.4
1990 - 2004	n/a	-	n/a	**	n/a	9.1	n/a	**	n/a	11.9
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	11.7	n/a	16.3	n/a	15.9	n/a	11.1	n/a	15.3
Durham Region										
Pre 1960	n/a	**	n/a	**	n/a	**	n/a	**	n/a	27.7
1960 - 1974	n/a	**	n/a	14.8	n/a	17.0	n/a	**	n/a	16.5
1975 - 1989	n/a	**	n/a	13.7	n/a	**	n/a	**	n/a	10.5
1990 - 2004	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
2005+	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	17.7	n/a	17.2	n/a	**	n/a	15.7
York Region										
Pre 1960	n/a	**	n/a	**	n/a	**	n/a	**	n/a	11.5
1960 - 1974	n/a	**	n/a	13.4	n/a	14.8	n/a	6.7	n/a	13.9
1975 - 1989	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1990 - 2004	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
2005+	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	13.0	n/a	14.4	n/a	**	n/a	13.6
Peel Region										
Pre 1960	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
1960 - 1974	n/a	9.6	n/a	13.9	n/a	14.0	n/a	13.7	n/a	13.8
1975 - 1989	n/a	**	n/a	20.8	n/a	19.5	n/a	13.7	n/a	19.1
1990 - 2004	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	10.9	n/a	16.9	n/a	16.5	n/a	13.5	n/a	16.1

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Halton Region										
Pre 1960	n/a	**	n/a	**	n/a	14.9 d	n/a	**	n/a	**
1960 - 1974	n/a	14.9 d	n/a	13.7 d	n/a	13.4 d	n/a	10.4 d	n/a	13.4 d
1975 - 1989	n/a	**	n/a	**	n/a	**	n/a	**	n/a	15.0 d
1990 - 2004	n/a	-	n/a	**	n/a	7.8 c	n/a	**	n/a	6.4 c
2005+	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	20.6 d	n/a	14.9 d	n/a	13.8 d	n/a	10.6 d	n/a	14.1 d
Toronto GTA										
Pre 1960	n/a	21.7 d	n/a	17.7 d	n/a	15.9 d	n/a	7.9 c	n/a	17.2 d
1960 - 1974	n/a	20.5 d	n/a	15.9 d	n/a	14.3 d	n/a	11.8 d	n/a	15.1 d
1975 - 1989	n/a	**	n/a	17.4 d	n/a	17.4 d	n/a	11.9 c	n/a	17.0 d
1990 - 2004	n/a	3.1 d	n/a	10.3 d	n/a	10.9 c	n/a	**	n/a	10.0 d
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	20.7 d	n/a	16.8 d	n/a	15.2 d	n/a	11.4 d	n/a	15.9 d
Toronto CMA										
Pre 1960	n/a	21.6 d	n/a	17.4 d	n/a	15.8 d	n/a	8.0 c	n/a	17.0 d
1960 - 1974	n/a	20.5 d	n/a	16.0 d	n/a	14.2 d	n/a	11.6 d	n/a	15.1 d
1975 - 1989	n/a	**	n/a	17.7 d	n/a	17.8 d	n/a	12.4 c	n/a	17.3 d
1990 - 2004	n/a	3.1 d	n/a	10.7 d	n/a	10.5 d	n/a	**	n/a	9.8 b
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	20.6 d	n/a	16.8 d	n/a	15.1 d	n/a	11.4 d	n/a	15.9 d

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Oshawa CMA										
Pre 1960	n/a	**	n/a	**	n/a	**	n/a	**	n/a	29.2 d
1960 - 1974	n/a	**	n/a	14.8 d	n/a	17.4 d	n/a	**	n/a	16.8 d
1975 - 1989	n/a	**	n/a	13.6 d	n/a	**	n/a	**	n/a	**
1990 - 2004	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
2005+	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	17.8 d	n/a	17.5 d	n/a	**	n/a	17.7 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	**	0.4 b	1.8 c	**	3.3 d	1.9 c	**	**	2.3 c	1.7 c
20 to 49 Units	2.2 a	1.4 a	2.0 a	1.4 a	1.0 a	1.1 a	0.7 b	2.3 c	1.8 a	1.4 a
50 to 99 Units	1.4 a	0.8 a	1.3 a	1.0 a	1.3 a	0.8 a	1.6 c	1.7 b	1.3 a	1.0 a
100 to 199 Units	1.7 b	0.9 a	1.9 a	1.4 a	2.2 b	1.8 a	3.1 c	2.0 b	2.0 a	1.4 a
200+ Units	1.3 a	1.1 a	1.5 a	1.3 a	1.7 b	1.7 b	1.2 a	**	1.5 a	1.4 a
Total	1.6 a	1.2 a	1.7 a	1.3 a	2.0 a	1.5 a	1.2 a	2.5 c	1.7 a	1.4 a
Rest of Toronto (Zones 5-17)										
3 to 5 Units	**	**	**	**	**	**	**	**	5.4 d	**
6 to 19 Units	0.6 b	3.4 d	4.0 d	1.9 b	2.5 c	1.4 a	**	0.4 b	2.9 b	1.6 b
20 to 49 Units	2.9 b	2.3 b	1.8 a	1.9 a	2.0 a	1.2 a	1.5 a	0.4 b	2.0 a	1.7 a
50 to 99 Units	1.7 b	1.9 c	1.8 a	1.5 a	1.1 a	0.9 a	1.0 a	0.9 a	1.4 a	1.2 a
100 to 199 Units	1.2 a	2.1 c	1.3 a	0.8 a	1.0 a	0.8 a	1.4 a	0.7 a	1.2 a	0.8 a
200+ Units	2.0 c	2.1 a	1.7 a	1.0 a	1.3 a	1.4 a	1.2 a	3.1 c	1.4 a	1.5 a
Total	2.6 c	2.1 a	1.8 a	1.3 a	1.4 a	1.1 a	1.4 a	1.8 b	1.6 a	1.3 a
Toronto (Zones 1-17)										
3 to 5 Units	**	**	**	**	2.7 c	**	**	**	3.6 d	1.7 c
6 to 19 Units	1.7 c	1.4 d	3.0 d	1.9 b	2.8 b	1.6 b	**	**	2.7 b	1.6 b
20 to 49 Units	2.4 a	1.7 a	1.9 a	1.7 a	1.8 a	1.2 a	1.3 a	1.1 d	1.9 a	1.6 a
50 to 99 Units	1.4 a	1.2 a	1.6 a	1.3 a	1.2 a	0.9 a	1.1 a	1.1 a	1.4 a	1.1 a
100 to 199 Units	1.5 b	1.2 a	1.5 a	1.0 a	1.2 a	0.9 a	1.4 a	0.8 a	1.3 a	0.9 a
200+ Units	1.4 a	1.3 a	1.6 a	1.2 a	1.4 a	1.5 a	1.2 a	3.2 c	1.4 a	1.5 a
Total	1.9 a	1.5 a	1.7 a	1.3 a	1.5 a	1.2 a	1.4 a	1.9 b	1.6 a	1.3 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	**	**	**	5.4 d	4.5 d	4.0 d	**	**	4.4 d	4.8 d
6 to 19 Units	**	**	1.8 c	1.9 c	2.0 b	1.3 a	**	**	1.9 a	1.6 c
20 to 49 Units	3.7 d	0.7 b	1.8 b	1.3 a	0.8 a	1.2 a	0.5 b	**	1.3 a	1.3 a
50 to 99 Units	**	0.8 a	1.1 a	0.9 a	1.3 a	1.3 a	0.7 a	1.1 a	1.2 a	1.2 a
100 to 199 Units	1.7 c	1.0 a	1.2 a	1.2 a	1.2 a	1.4 a	1.2 a	1.5 b	1.2 a	1.3 a
200+ Units	3.2 b	0.0 d	1.2 a	1.3 a	1.8 a	2.0 a	1.2 a	2.2 a	1.6 a	1.8 a
Total	2.7 b	1.1 a	1.3 a	1.3 a	1.5 a	1.6 a	1.1 a	1.7 a	1.4 a	1.5 a
Durham Region										
3 to 5 Units	0.0 d	0.0 d	**	5.1 d	2.8 c	1.6 c	**	**	2.2 c	2.6 c
6 to 19 Units	**	**	4.1 c	3.5 d	2.5 b	2.0 c	**	**	3.0 c	2.7 b
20 to 49 Units	0.0 c	0.0 c	0.4 b	1.6 c	1.0 a	1.3 a	0.0 c	**	0.7 a	1.3 a
50 to 99 Units	0.9 a	**	1.5 a	0.0 d	2.0 c	1.5 c	0.3 a	0.5 a	1.4 a	1.1 a
100 to 199 Units	**	**	0.5 a	0.4 a	1.5 a	1.5 a	2.0 c	2.0 c	1.3 a	1.2 a
200+ Units	-	-	**	**	**	**	**	**	**	**
Total	0.9 d	5.8 d	1.6 b	1.4 a	1.9 a	2.2 a	1.1 a	2.1 a	1.6 a	2.0 a
York Region										
3 to 5 Units	**	**	0.0 d	**	**	0.0 d	0.0 d	**	**	**
6 to 19 Units	**	0.0 d	1.4 d	2.3 c	4.4 c	**	**	**	3.0 c	1.9 c
20 to 49 Units	**	0.0 d	2.0 c	1.0 d	1.2 a	2.6 c	**	**	1.6 c	1.9 c
50 to 99 Units	**	**	0.7 a	0.4 a	1.8 b	1.4 a	1.2 d	4.1 d	1.3 a	1.1 a
100 to 199 Units	**	**	1.1 a	1.1 a	1.1 a	1.8 a	6.9 c	2.8 a	1.6 b	1.6 a
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	**	0.0 c	1.0 a	1.1 a	1.8 a	1.7 b	4.0 c	2.6 b	1.6 a	1.5 b

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology **page.**

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Peel Region										
3 to 5 Units	**	**	**	0.0	**	**	0.0	**	**	**
6 to 19 Units	0.0	**	2.0	**	1.4	0.7	0.0	**	1.5	1.4
20 to 49 Units	**	0.0	2.8	1.4	1.0	0.8	0.0	**	1.8	1.1
50 to 99 Units	**	1.2	1.4	1.2	1.5	1.5	0.9	1.7	1.4	1.4
100 to 199 Units	2.1	1.3	1.3	1.3	1.3	1.5	0.9	1.5	1.3	1.4
200+ Units	2.4	0.0	1.2	1.3	1.8	1.3	1.3	1.1	1.6	1.3
Total	3.3	1.1	1.5	1.3	1.5	1.4	0.9	1.7	1.5	1.4
Halton Region										
3 to 5 Units	**	**	**	**	0.0	**	**	0.0	1.4	**
6 to 19 Units	**	**	2.8	3.9	2.5	1.2	0.0	**	2.5	2.0
20 to 49 Units	**	**	1.2	2.0	0.8	1.4	**	0.0	1.1	1.6
50 to 99 Units	0.0	0.0	0.8	1.4	1.4	1.4	0.0	0.6	1.0	1.3
100 to 199 Units	**	**	1.4	0.6	1.4	0.9	0.9	0.5	1.4	0.8
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	2.1	1.4	1.3	1.2	1.3	1.2	0.8	0.4	1.2	1.1
Toronto GTA										
3 to 5 Units	**	**	**	1.4	2.7	1.7	**	**	3.4	1.9
6 to 19 Units	1.7	1.8	3.0	2.2	2.7	1.6	**	**	2.7	1.8
20 to 49 Units	2.4	1.6	1.8	1.7	1.6	1.2	0.9	1.4	1.8	1.5
50 to 99 Units	1.5	1.2	1.5	1.2	1.3	1.1	0.8	1.1	1.4	1.2
100 to 199 Units	1.5	1.3	1.4	1.0	1.2	1.1	1.4	0.9	1.3	1.0
200+ Units	1.4	1.2	1.5	1.2	1.4	1.6	1.2	3.1	1.4	1.5
Total	1.9	1.5	1.7	1.3	1.5	1.3	1.3	1.8	1.6	1.4
Toronto CMA										
3 to 5 Units	**	**	**	1.4	2.8	**	**	**	3.6	1.9
6 to 19 Units	1.7	1.4	2.9	1.9	2.7	1.5	**	**	2.6	1.6
20 to 49 Units	2.5	1.7	1.9	1.7	1.6	1.2	1.0	1.4	1.8	1.5
50 to 99 Units	1.5	1.1	1.5	1.2	1.2	1.0	0.9	1.1	1.3	1.1
100 to 199 Units	1.5	1.2	1.4	1.0	1.2	1.0	1.4	0.9	1.3	1.0
200+ Units	1.4	1.3	1.5	1.2	1.5	1.6	1.2	3.1	1.5	1.5
Total	1.9	1.4	1.7	1.3	1.5	1.3	1.3	1.8	1.6	1.3

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Oshawa CMA										
3 to 5 Units	0.0	0.0	**	**	3.0	1.7	**	**	2.5	2.5
6 to 19 Units	**	**	3.4	3.8	2.5	2.2	0.0	**	2.7	3.0
20 to 49 Units	0.0	0.0	0.4	1.6	1.2	1.3	0.0	**	0.8	1.4
50 to 99 Units	0.9	**	1.7	0.0	2.4	1.6	0.0	**	1.8	1.4
100 to 199 Units	**	**	0.5	0.4	1.5	1.5	2.0	2.0	1.3	1.2
200+ Units	-	-	**	**	**	**	**	**	**	**
Total	0.9	**	1.4	1.4	2.0	1.7	1.3	2.2	1.7	1.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	891 b	1,194 c	1,080	1,596 b	1,469 b	**	**	1,471 d	1,350 b
6 to 19 Units	744 b	814 b	1,024 b	1,144	1,463 b	1,466	1,612 c	**	1,200 b	1,259
20 to 49 Units	871 a	870	1,109 a	1,135	1,405 a	1,468	2,653 a	2,722	1,125 a	1,164
50 to 99 Units	955 a	955	1,212 a	1,226	1,532 a	1,535	2,318 b	2,584	1,251 a	1,289
100 to 199 Units	1,034 a	1,009	1,333 a	1,352	1,753 a	1,772	3,201 a	2,838 b	1,446 a	1,455
200+ Units	1,063 a	1,107	1,311 a	1,339	1,781 a	1,845	2,508 c	1,970 b	1,401 a	1,432
Total	983 a	1,002	1,248 a	1,272	1,651 a	1,660	2,435 a	2,266	1,339 a	1,360
Rest of Toronto (Zones 5-17)										
3 to 5 Units	**	**	900 c	987 b	1,130 b	1,181	1,366 d	**	1,092 b	1,181 b
6 to 19 Units	803 b	829 b	906 a	925	1,102 a	1,161	1,261 a	1,420	1,020 a	1,078
20 to 49 Units	776 a	791	948 a	965	1,141 a	1,205	1,545 b	1,596	1,018 a	1,050
50 to 99 Units	848 a	871	977 a	1,018	1,129 a	1,178	1,261 a	1,306	1,066 a	1,109
100 to 199 Units	846 a	872	1,036 a	1,065	1,214 a	1,253	1,393 a	1,429	1,169 a	1,201
200+ Units	874 a	915	1,064 a	1,097	1,261 a	1,291	1,451 a	1,492	1,206 a	1,234
Total	819 a	857	1,012 a	1,044	1,199 a	1,241	1,402 a	1,443	1,136 a	1,172
Toronto (Zones 1-17)										
3 to 5 Units	**	889 b	1,137 b	1,063 b	1,423 a	1,363 b	**	**	1,347 c	1,297 b
6 to 19 Units	765 a	819 b	958 a	1,025	1,223 a	1,268 a	1,495 c	1,462	1,096 a	1,154
20 to 49 Units	839 a	839	1,007 a	1,026	1,194 a	1,265 a	1,934 b	2,000	1,056 a	1,090
50 to 99 Units	925 a	930	1,067 a	1,098	1,203 a	1,254 a	1,377 a	1,503 b	1,125 a	1,169
100 to 199 Units	967 a	966	1,127 a	1,145	1,278 a	1,317 a	1,476 a	1,511	1,226 a	1,253
200+ Units	1,039 a	1,070	1,181 a	1,212	1,396 a	1,434	1,554 a	1,527	1,283 a	1,311
Total	942 a	962	1,110 a	1,137	1,301 a	1,341	1,540 a	1,544	1,206 a	1,236
Remaining CMA (Zones 18-31)										
3 to 5 Units	673 b	712 b	814 a	841	999 a	1,040 b	1,220 c	1,265 b	911 a	963
6 to 19 Units	717 a	736	884 a	909	1,091 a	1,136	1,247 a	1,275	996 a	1,037
20 to 49 Units	850 a	881	991 a	1,047	1,126 a	1,193	1,183 a	1,315	1,066 a	1,121
50 to 99 Units	847 a	896	1,061 a	1,081	1,226 a	1,246	1,367 a	1,372	1,173 a	1,204
100 to 199 Units	877 a	891	1,084 a	1,128	1,272 a	1,307	1,381 a	1,425	1,210 a	1,248
200+ Units	768 a	764	1,139 a	1,174	1,281 a	1,318	1,470 a	1,501	1,248 a	1,282
Total	824 a	857	1,063 a	1,101	1,237 a	1,273	1,375 a	1,409	1,179 a	1,218
Durham Region										
3 to 5 Units	636 b	659	802 a	799	937 a	949	1,064 a	1,037 b	896 a	900
6 to 19 Units	682 a	687	799 a	798	945 a	965	1,148 b	1,188	897 a	920
20 to 49 Units	779 a	792	883 a	898	1,032 a	1,095	1,296 b	1,418	974 a	1,013
50 to 99 Units	870 a	875	962 a	1,149	1,121	1,280	1,262 a	1,300	1,113 a	1,258
100 to 199 Units	851 a	904	986 a	1,059	1,083 a	1,136	1,167 a	1,195 b	1,065 a	1,104
200+ Units	-	-	**	**	**	**	**	**	**	**
Total	793 a	786	904 a	978	1,042 a	1,116	1,223 a	1,265	1,021 a	1,086
York Region										
3 to 5 Units	687 c	**	766 b	898	1,052 a	1,041	1,200 b	**	938 b	999
6 to 19 Units	742 a	758	894 a	926	1,066 b	1,096	**	**	973 a	1,012 b
20 to 49 Units	862 b	880	993 a	1,023	1,153 a	1,165	1,258 a	1,259	1,092 a	1,110
50 to 99 Units	871 b	887	1,166 a	1,165	1,320 a	1,295	1,384 a	1,365	1,251 a	1,243
100 to 199 Units	**	**	1,138 a	1,168	1,364 a	1,327	1,589 a	1,468	1,283 a	1,280
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	833 a	852	1,091 a	1,109	1,262 a	1,251	1,441 a	1,388	1,189 a	1,197

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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Peel Region										
3 to 5 Units	678	692	845	844	1,037	1,071	**	**	926	942
6 to 19 Units	677	725	882	913	1,089	1,143	1,288	1,331	999	1,040
20 to 49 Units	859	872	970	1,029	1,113	1,192	1,182	1,336	1,055	1,106
50 to 99 Units	814	873	1,019	1,044	1,183	1,205	1,348	1,374	1,127	1,161
100 to 199 Units	854	875	1,065	1,107	1,244	1,280	1,339	1,387	1,183	1,219
200+ Units	746	764	1,137	1,172	1,292	1,310	1,492	1,480	1,249	1,274
Total	812	845	1,062	1,101	1,235	1,267	1,359	1,405	1,175	1,211
Halton Region										
3 to 5 Units	**	**	**	912	1,098	1,080	1,066	1,291	1,086	1,064
6 to 19 Units	712	784	941	973	1,120	1,136	1,130	**	1,060	1,081
20 to 49 Units	920	959	1,033	1,136	1,232	1,229	1,272	**	1,170	1,190
50 to 99 Units	935	943	1,090	1,121	1,246	1,295	1,546	1,613	1,202	1,245
100 to 199 Units	915	977	1,165	1,214	1,331	1,404	1,490	1,564	1,291	1,355
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	876	904	1,120	1,160	1,283	1,324	1,540	1,562	1,245	1,284
Toronto GTA										
3 to 5 Units	**	866	1,105	1,030	1,361	1,317	**	1,794	1,293	1,249
6 to 19 Units	758	809	935	991	1,164	1,202	1,451	1,428	1,063	1,112
20 to 49 Units	839	841	1,002	1,024	1,172	1,238	1,613	1,792	1,057	1,092
50 to 99 Units	916	925	1,064	1,097	1,202	1,254	1,361	1,434	1,134	1,181
100 to 199 Units	957	959	1,115	1,140	1,268	1,312	1,438	1,485	1,218	1,250
200+ Units	1,036	1,067	1,177	1,209	1,377	1,415	1,553	1,524	1,281	1,308
Total	934	955	1,100	1,129	1,276	1,316	1,497	1,506	1,196	1,229
Toronto CMA										
3 to 5 Units	**	874	1,112	1,042	1,392	1,343	**	1,876	1,315	1,272
6 to 19 Units	763	813	948	1,009	1,206	1,251	1,476	1,442	1,084	1,139
20 to 49 Units	839	842	1,005	1,028	1,179	1,250	1,637	1,839	1,058	1,095
50 to 99 Units	918	926	1,066	1,095	1,210	1,252	1,374	1,445	1,137	1,177
100 to 199 Units	959	959	1,118	1,141	1,276	1,314	1,456	1,492	1,222	1,252
200+ Units	1,036	1,067	1,177	1,209	1,377	1,415	1,546	1,524	1,279	1,308
Total	937	957	1,103	1,132	1,288	1,327	1,510	1,515	1,202	1,233

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Oshawa CMA										
3 to 5 Units	636	659	801	793	937	950	1,064	1,034	900	902
6 to 19 Units	682	686	802	799	953	977	1,119	1,176	901	923
20 to 49 Units	773	755	884	892	1,051	1,095	1,296	1,418	985	1,015
50 to 99 Units	871	875	939	1,138	1,080	1,276	1,203	1,220	1,048	1,227
100 to 199 Units	851	904	986	1,059	1,083	1,136	1,167	1,195	1,065	1,104
200+ Units	-	-	**	**	**	**	**	**	**	**
Total	794	777	905	979	1,035	1,109	1,174	1,198	1,001	1,062

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	**	**	**	**	1.3	1.1	1.3	1.4	2.4	1.2	1.5	1.2
Zone 2-Toronto (East)	**	**	**	**	2.2	1.4	1.9	0.9	**	**	0.9	1.0
Zone 3-Toronto (North)	**	**	4.6	2.8	2.0	1.0	1.2	0.7	2.1	1.2	1.2	0.8
Zone 4-Toronto (West)	**	**	1.7	**	1.7	2.3	1.4	0.9	1.0	2.3	1.9	2.8
Toronto-Former City (Zones 1-4)	**	**	2.3	1.7	1.8	1.4	1.3	1.0	2.0	1.4	1.5	1.4
Zone 5-Etobicoke (South)	**	**	**	0.4	1.8	1.4	1.2	0.6	1.0	0.3	-	-
Zone 6-Etobicoke (Central)	**	**	2.9	2.1	1.4	0.9	1.3	0.7	1.4	1.0	1.6	1.1
Zone 7-Etobicoke (North)	**	**	0.0	0.0	**	4.0	0.7	0.5	0.8	0.5	0.9	2.3
Etobicoke (Zones 5-7)	**	1.1	4.9	0.7	1.6	1.4	1.1	0.6	1.3	0.8	1.4	1.5
Zone 8-York	**	**	4.8	2.2	2.0	2.0	2.1	1.3	0.5	1.2	1.0	1.9
Zone 9-East York	**	**	**	3.0	2.4	0.9	1.7	1.9	0.7	0.8	2.3	1.1
Zone 10-Scarborough (Central)	**	**	**	3.0	2.4	2.4	1.0	0.9	0.8	0.6	1.1	1.1
Zone 11-Scarborough (North)	-	-	**	**	**	**	**	**	1.9	1.5	2.0	1.1
Zone 12-Scarborough (East)	**	**	**	**	**	**	1.6	3.5	0.9	1.1	0.7	0.4
Scarborough (Zones 10-12)	**	**	**	2.8	2.3	2.3	1.1	1.5	1.2	1.0	1.2	0.8
Zone 13-North York (Southeast)	**	**	**	**	1.4	1.2	1.4	1.0	2.0	0.6	1.3	0.5
Zone 14-North York (Northeast)	**	**	1.0	**	**	**	**	1.6	1.5	0.8	1.6	1.4
Zone 15-North York (Southwest)	0.0	**	**	0.2	1.5	1.9	0.6	1.2	1.4	0.6	1.8	0.4
Zone 16-North York (N.Central)	0.0	**	1.9	3.3	2.9	1.1	1.9	0.7	0.7	0.3	1.1	0.8
Zone 17-North York (Northwest)	**	**	**	1.3	2.3	2.1	1.5	1.3	1.2	0.7	0.9	5.4
North York (Zones 13-17)	0.4	**	1.6	1.3	1.9	1.7	1.4	1.1	1.3	0.6	1.3	1.9
Rest of Toronto (Zones 5-17)	5.4	**	2.9	1.6	2.0	1.7	1.4	1.2	1.2	0.8	1.4	1.5
Toronto (Zones 1-17)	3.6	1.7	2.7	1.6	1.9	1.6	1.4	1.1	1.3	0.9	1.4	1.5
Zone 18-Mississauga (South)	**	**	**	0.4	3.2	1.9	1.3	1.4	1.5	0.7	0.8	1.1
Zone 19-Mississauga (Northwest)	**	**	**	**	2.5	0.0	1.5	0.9	1.1	0.6	**	**
Zone 20-Mississauga (Northeast)	-	-	**	**	0.9	1.0	1.8	1.3	1.5	2.9	2.1	1.5
Mississauga City (Zones 18-20)	**	**	2.3	0.3	2.3	1.3	1.5	1.3	1.4	1.6	1.8	1.4
Zone 21-Brampton (West)	**	**	0.4	**	0.2	0.5	1.2	1.8	0.4	1.1	1.5	0.6
Zone 22-Brampton (East)	-	-	-	**	-	-	**	**	1.1	0.5	0.9	1.6
Brampton City (Zones 21-22)	**	**	0.4	**	0.2	0.5	1.2	1.7	0.8	0.8	1.2	1.2
Zone 23-Oakville	0.0	**	0.6	2.4	0.6	1.5	0.4	0.8	0.9	0.6	**	**
Zone 24-Caledon	-	-	**	**	**	**	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	**	**	**	**	3.3	3.6	0.0	0.5	**	**	-	-
Zone 26-Aurora, Newmkt, Whit-St.	0.0	**	2.1	2.0	**	0.4	0.6	1.9	**	**	-	-
Zone 27-Markham	-	-	**	**	**	**	3.5	1.0	1.1	1.8	-	-
York Region (Zones 25-27)	**	**	3.0	1.9	1.6	1.9	1.3	1.1	1.6	1.6	-	-
Zone 28-Pickering/Ajax/Uxbridge	**	**	5.5	0.0	0.0	**	0.5	0.4	-	-	**	**
Zone 29-Milton, Halton Hills	**	**	2.5	**	1.1	**	1.5	1.2	**	**	-	-
Zone 30-Orangeville	0.0	**	0.0	**	0.0	0.7	**	**	-	-	-	-
Zone 31-Bradford, W. Gwillimbury	**	**	**	0.0	1.1	2.1	**	**	**	**	-	-
Remaining CMA (Zones 18-31)	4.4	4.8	1.9	1.6	1.3	1.3	1.2	1.2	1.2	1.3	1.6	1.8
Durham Region	2.2	2.6	3.0	2.7	0.7	1.3	1.4	1.1	1.3	1.2	**	**
York Region	**	**	3.0	1.9	1.6	1.9	1.3	1.1	1.6	1.6	-	-
Peel Region	**	**	1.5	1.4	1.8	1.1	1.4	1.4	1.3	1.4	1.6	1.3
Halton Region	1.4	**	2.5	2.0	1.1	1.6	1.0	1.3	1.4	0.8	**	**
Toronto GTA	**3.4**	**1.9**	**2.7**	**1.8**	**1.8**	**1.5**	**1.4**	**1.2**	**1.3**	**1.0**	**1.4**	**1.5**
Toronto CMA	**3.6**	**1.9**	**2.6**	**1.6**	**1.8**	**1.5**	**1.3**	**1.1**	**1.3**	**1.0**	**1.5**	**1.5**

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Oshawa CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	1.9	**	2.1	1.5	0.9	3.9	1.3	**	1.3	0.6	**	**
Zone 2 - Oshawa (S./Central)	4.0	3.3	3.4	3.7	1.1	1.2	2.1	1.2	1.9	3.6	-	-
Oshawa City (Zones 1-2)	3.4	2.7	3.1	3.2	1.1	1.7	1.7	1.6	1.5	1.7	**	**
Zone 3 - Whitby	0.0	**	2.5	**	0.0	0.6	**	**	0.7	**	-	-
Zone 4 - Clarington	0.0	0.0	0.0	0.6	**	**	**	**	**	**	-	-
Oshawa CMA	**2.5**	**2.5**	**2.7**	**3.0**	**0.8**	**1.4**	**1.8**	**1.4**	**1.3**	**1.2**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Toronto-Former City (Zones 1-4)										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
6 to 19 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
20 to 49 Units	n/a	**	n/a	19.9	n/a	15.2	n/a	**	n/a	20.8
50 to 99 Units	n/a	**	n/a	20.6	n/a	17.8	n/a	**	n/a	21.5
100 to 199 Units	n/a	13.0	n/a	17.9	n/a	15.4	n/a	7.7	n/a	16.1
200+ Units	n/a	23.0	n/a	18.1	n/a	20.8	n/a	**	n/a	19.8
Total	n/a	22.9	n/a	18.1	n/a	18.1	n/a	**	n/a	18.9
Rest of Toronto (Zones 5-17)										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
6 to 19 Units	n/a	**	n/a	17.3	n/a	14.4	n/a	**	n/a	15.0
20 to 49 Units	n/a	17.1	n/a	17.4	n/a	17.1	n/a	10.6	n/a	17.2
50 to 99 Units	n/a	**	n/a	14.8	n/a	12.0	n/a	9.8	n/a	13.3
100 to 199 Units	n/a	13.9	n/a	14.6	n/a	12.6	n/a	11.1	n/a	13.2
200+ Units	n/a	18.0	n/a	17.0	n/a	15.3	n/a	13.1	n/a	15.7
Total	n/a	15.7	n/a	16.1	n/a	14.0	n/a	11.6	n/a	14.6
Toronto (Zones 1-17)										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	11.3
6 to 19 Units	n/a	**	n/a	**	n/a	16.7	n/a	**	n/a	16.6
20 to 49 Units	n/a	24.1	n/a	18.3	n/a	16.7	n/a	10.9	n/a	18.4
50 to 99 Units	n/a	25.7	n/a	16.9	n/a	13.2	n/a	9.7	n/a	15.9
100 to 199 Units	n/a	13.3	n/a	15.5	n/a	12.9	n/a	11.0	n/a	13.8
200+ Units	n/a	22.2	n/a	17.6	n/a	16.7	n/a	13.3	n/a	17.3
Total	n/a	21.1	n/a	16.9	n/a	14.9	n/a	11.5	n/a	16.1
Remaining CMA (Zones 18-31)										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	15.8
6 to 19 Units	n/a	**	n/a	17.7	n/a	13.5	n/a	**	n/a	15.0
20 to 49 Units	n/a	10.2	n/a	16.9	n/a	14.0	n/a	**	n/a	14.3
50 to 99 Units	n/a	12.6	n/a	12.4	n/a	12.9	n/a	6.3	n/a	11.4
100 to 199 Units	n/a	**	n/a	14.1	n/a	14.3	n/a	13.1	n/a	14.0
200+ Units	n/a	**	n/a	23.1	n/a	22.2	n/a	19.0	n/a	22.2
Total	n/a	11.7	n/a	16.3	n/a	15.9	n/a	11.1	n/a	15.3
Durham Region										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	22.4
6 to 19 Units	n/a	**	n/a	**	n/a	21.1	n/a	**	n/a	20.8
20 to 49 Units	n/a	5.9	n/a	15.1	n/a	14.8	n/a	**	n/a	14.3
50 to 99 Units	n/a	**	n/a	**	n/a	**	n/a	4.7	n/a	9.6
100 to 199 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
200+ Units	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	17.7	n/a	17.2	n/a	**	n/a	15.7
York Region										
3 to 5 Units	n/a	**	n/a	**	n/a	0.0	n/a	**	n/a	**
6 to 19 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	16.9
20 to 49 Units	n/a	**	n/a	19.7	n/a	22.2	n/a	**	n/a	20.6
50 to 99 Units	n/a	**	n/a	11.7	n/a	11.5	n/a	**	n/a	11.7
100 to 199 Units	n/a	**	n/a	10.9	n/a	14.8	n/a	6.8	n/a	12.4
200+ Units	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Total	n/a	**	n/a	13.0	n/a	14.4	n/a	**	n/a	13.6

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Peel Region										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
6 to 19 Units	n/a	**	n/a	**	n/a	**	n/a	4.1	n/a	12.9
20 to 49 Units	n/a	**	n/a	**	n/a	13.3	n/a	**	n/a	13.3
50 to 99 Units	n/a	13.2	n/a	11.9	n/a	12.5	n/a	9.8	n/a	12.0
100 to 199 Units	n/a	**	n/a	14.6	n/a	15.2	n/a	14.1	n/a	14.7
200+ Units	n/a	**	n/a	22.8	n/a	21.3	n/a	17.7	n/a	21.4
Total	n/a	10.9	n/a	16.9	n/a	16.5	n/a	13.5	n/a	16.1
Halton Region										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	0.0	n/a	15.0
6 to 19 Units	n/a	**	n/a	**	n/a	14.9	n/a	**	n/a	**
20 to 49 Units	n/a	**	n/a	13.7	n/a	10.2	n/a	**	n/a	11.6
50 to 99 Units	n/a	**	n/a	14.4	n/a	16.0	n/a	15.0	n/a	15.3
100 to 199 Units	n/a	**	n/a	10.2	n/a	9.9	n/a	**	n/a	9.8
200+ Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	20.6	n/a	14.9	n/a	13.8	n/a	10.6	n/a	14.1
Toronto GTA										
3 to 5 Units	n/a	**	n/a	**	n/a	13.1	n/a	**	n/a	12.3
6 to 19 Units	n/a	**	n/a	17.9	n/a	17.2	n/a	**	n/a	17.1
20 to 49 Units	n/a	22.9	n/a	18.0	n/a	16.0	n/a	8.7	n/a	17.6
50 to 99 Units	n/a	24.7	n/a	16.1	n/a	13.1	n/a	8.3	n/a	14.8
100 to 199 Units	n/a	13.0	n/a	14.9	n/a	13.3	n/a	11.8	n/a	13.7
200+ Units	n/a	22.2	n/a	18.2	n/a	17.6	n/a	14.1	n/a	17.9
Total	n/a	20.7	n/a	16.8	n/a	15.2	n/a	11.4	n/a	15.9
Toronto CMA										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	11.7
6 to 19 Units	n/a	**	n/a	**	n/a	16.3	n/a	**	n/a	16.4
20 to 49 Units	n/a	23.3	n/a	18.2	n/a	16.2	n/a	8.9	n/a	17.8
50 to 99 Units	n/a	24.4	n/a	16.0	n/a	13.1	n/a	8.0	n/a	14.8
100 to 199 Units	n/a	12.8	n/a	15.2	n/a	13.3	n/a	11.5	n/a	13.8
200+ Units	n/a	22.2	n/a	18.0	n/a	17.6	n/a	14.1	n/a	17.9
Total	n/a	20.6	n/a	16.8	n/a	15.1	n/a	11.4	n/a	15.9

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Oshawa CMA										
3 to 5 Units	n/a	**	n/a	**	n/a	24.8	n/a	**	n/a	24.2
6 to 19 Units	n/a	**	n/a	**	n/a	21.8	n/a	**	n/a	21.6
20 to 49 Units	n/a	**	n/a	15.1	n/a	15.0	n/a	**	n/a	14.5
50 to 99 Units	n/a	**	n/a	**	n/a	10.8	n/a	**	n/a	13.9
100 to 199 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
200+ Units	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	**	n/a	17.8	n/a	17.5	n/a	**	n/a	17.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Toronto-Former City (Zones 1-4)										
LT $900	1.7 b	1.3 a	**	1.8 c	0.0 d	**	**	**	1.9 c	1.9 c
$900 - $999	1.3 a	1.9 c	0.5 a	1.0 d	**	0.3 b	**	**	0.9 a	1.3 a
$1000 - $1099	1.5 a	1.6 b	1.5 a	0.6 a	0.7 b	**	**	**	1.4 a	1.2 a
$1100 - $1199	1.6 c	0.9 a	0.8 a	0.8 a	0.9 a	**	**	**	1.0 a	0.9 a
$1200 - $1299	2.0 c	0.8 a	1.8 a	2.4 b	**	0.2 a	**	**	1.7 a	1.8 b
$1300+	**	1.8 c	2.1 a	1.4 a	1.9 b	1.6 b	1.4 a	2.6 c	2.0 a	1.6 a
Total	1.6 c	1.2 a	1.7 a	1.3 a	2.0 c	1.5 a	1.2 a	2.5 c	1.7 a	1.4 a
Rest of Toronto (Zones 5-17)										
LT $900	2.8 d	2.4 b	1.4 a	1.2 a	**	0.4 a	0.0 d	0.0 d	1.9 b	1.4 a
$900 - $999	2.3 d	1.4 a	1.5 b	0.9 a	1.3 a	2.8 c	0.0 d	0.0 d	1.5 a	1.3 a
$1000 - $1099	3.5 d	3.6 d	1.5 a	1.2 a	0.8 a	0.6 a	0.5 b	0.0 d	1.1 a	0.9 a
$1100 - $1199	**	1.5 a	1.5 a	1.4 a	1.1 a	0.9 a	0.5 b	**	1.2 a	1.5 a
$1200 - $1299	**	2.8 c	1.7 b	1.4 a	1.1 a	1.0 a	1.1 a	1.0 a	1.2 a	1.1 a
$1300+	**	**	4.6 c	2.4 a	2.1 a	1.6 a	1.7 a	1.3 a	2.2 a	1.6 a
Total	2.6 d	2.1 a	1.8 a	1.3 a	1.4 a	1.1 a	1.4 a	1.8 a	1.6 a	1.3 a
Toronto (Zones 1-17)										
LT $900	2.2 d	1.8 b	1.6 a	1.3 a	**	**	0.0 d	**	1.9 b	1.6 a
$900 - $999	1.5 b	1.8 b	1.3 a	0.9 a	1.4 a	**	0.0 d	0.0 d	1.3 a	1.3 a
$1000 - $1099	1.6 c	1.7 b	1.5 a	1.1 a	0.8 a	0.7 a	0.5 b	0.2 b	1.2 a	1.0 a
$1100 - $1199	1.7 b	0.9 a	1.2 a	1.2 a	1.1 a	0.9 a	0.4 b	**	1.1 a	1.4 a
$1200 - $1299	1.9 c	1.2 a	1.8 a	1.9 a	1.0 a	1.0 a	1.1 a	1.0 a	1.3 a	1.3 a
$1300+	**	1.8 c	2.5 b	1.6 a	2.0 a	1.6 a	1.6 b	1.5 a	2.1 a	1.6 a
Total	1.9 c	1.5 a	1.7 a	1.3 a	1.5 a	1.2 a	1.4 a	1.9 b	1.6 a	1.3 a
Remaining CMA (Zones 18-31)										
LT $900	3.4 d	1.4 a	1.8 c	2.0 c	2.1 c	1.2 d	0.0 d	**	2.2 b	1.7 b
$900 - $999	2.4 c	0.5 b	1.5 b	1.4 a	1.3 a	1.4 a	0.0 d	**	1.5 a	1.3 a
$1000 - $1099	0.0 c	**	0.7 a	0.7 a	1.3 a	0.7 a	**	**	1.0 a	0.7 a
$1100 - $1199	**	**	1.3 a	1.5 b	1.2 a	0.8 a	0.3 b	0.7 a	1.2 a	1.1 a
$1200 - $1299	**	**	1.6 a	1.8 a	1.4 a	1.5 a	0.4 b	0.7 b	1.4 a	1.5 a
$1300+	**	**	1.5 a	1.6 a	1.8 a	2.0 a	1.3 a	1.7 b	1.7 a	1.9 a
Total	2.7 b	1.1 a	1.3 a	1.3 a	1.5 a	1.6 a	1.1 a	1.7 a	1.4 a	1.5 a
Durham Region										
LT $900	**	4.3 d	2.4 c	2.4 c	2.1 c	1.6 c	**	**	2.1 b	2.2 c
$900 - $999	**	**	0.9 d	**	1.7 c	2.2 b	7.3 a	**	1.5 a	1.9 c
$1000 - $1099	**	**	0.0 a	0.6 b	1.4 a	1.9 c	**	2.6 a	1.2 a	1.5 a
$1100 - $1199	**	**	2.8 a	0.0 d	1.9 b	1.7 c	0.3 b	0.0 d	1.7 a	1.1 a
$1200 - $1299	**	**	4.9 b	1.7 a	1.2 d	2.0 a	0.6 a	1.1 a	1.1 a	1.9 b
$1300+	**	**	**	2.7 c	5.5 c	0.8 a	0.7 b	0.6 b	2.7 b	0.8 a
Total	0.9 d	5.8 d	1.6 b	1.4 a	1.9 c	2.2 a	1.1 a	2.1 a	1.6 a	2.0 a
York Region										
LT $900	**	0.0 d	0.0 d	0.4 b	**	0.0 d	**	**	1.2 a	0.3 b
$900 - $999	**	**	**	3.7 d	0.0 d	0.6 b	**	**	1.0 a	1.9 c
$1000 - $1099	**	**	0.3 b	0.6 b	1.3 a	1.4 a	**	**	0.7 b	0.9 a
$1100 - $1199	**	**	0.9 a	1.3 a	**	0.0 d	**	3.3 d	1.3 a	1.0 a
$1200 - $1299	**	**	1.3 d	0.0 d	2.1 b	2.8 c	**	**	1.8 b	1.6 a
$1300+	**	**	**	1.3 a	2.1 b	2.3 c	5.4 c	3.2 c	2.5 a	2.3 b
Total	**	0.0 c	1.0 a	1.1 a	1.8 a	1.7 b	4.0 c	2.6 b	1.6 a	1.5 b

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Peel Region										
LT $900	4.2	1.1	3.0	2.4	1.2	0.0	**	**	3.2	1.8
$900 - $999	**	0.6	1.6	1.2	1.8	2.0	**	**	1.7	1.3
$1000 - $1099	**	**	0.8	0.7	1.5	0.5	0.0	**	1.1	0.6
$1100 - $1199	**	**	1.4	1.6	1.1	0.8	0.4	0.0	1.2	1.0
$1200 - $1299	**	**	1.8	2.3	1.5	1.3	0.5	0.9	1.5	1.5
$1300+	**	**	2.1	1.7	2.0	2.3	1.2	2.4	1.9	2.2
Total	3.3	1.1	1.5	1.3	1.5	1.4	0.9	1.7	1.5	1.4
Halton Region										
LT $900	1.5	**	0.6	**	0.0	0.9	**	**	0.6	**
$900 - $999	3.0	0.0	**	**	0.7	0.0	**	**	1.0	0.4
$1000 - $1099	**	6.0	0.8	1.7	**	0.6	**	**	1.0	1.2
$1100 - $1199	**	**	1.1	1.2	0.8	0.7	0.0	**	0.9	0.9
$1200 - $1299	**	**	1.3	1.6	2.0	2.7	0.0	0.0	1.7	2.1
$1300+	**	**	3.1	1.2	1.9	1.5	0.8	0.7	1.9	1.3
Total	2.1	1.4	1.3	1.2	1.3	1.2	0.8	0.4	1.3	1.1
Toronto GTA										
LT $900	2.2	1.8	1.7	1.5	**	1.5	0.0	**	1.9	1.6
$900 - $999	1.6	1.7	1.3	1.0	1.4	2.2	0.3	0.0	1.4	1.3
$1000 - $1099	1.6	1.8	1.3	1.0	1.0	0.8	0.9	0.9	1.2	1.0
$1100 - $1199	1.7	0.9	1.2	1.2	1.1	0.9	0.4	**	1.2	1.3
$1200 - $1299	1.9	1.4	1.8	1.9	1.2	1.2	0.9	1.0	1.4	1.4
$1300+	**	1.8	2.5	1.6	2.0	1.7	1.6	1.5	2.1	1.6
Total	1.9	1.5	1.7	1.3	1.5	1.3	1.3	1.8	1.6	1.4
Toronto CMA										
LT $900	2.3	1.7	1.6	1.4	**	1.6	0.0	**	1.9	1.6
$900 - $999	1.5	1.7	1.3	1.0	1.3	2.4	0.0	0.0	1.4	1.3
$1000 - $1099	1.6	1.7	1.4	1.0	0.9	0.7	0.6	0.4	1.2	0.9
$1100 - $1199	1.7	0.9	1.2	1.2	1.1	0.9	0.4	**	1.2	1.3
$1200 - $1299	1.9	1.2	1.7	1.9	1.1	1.1	0.9	0.9	1.3	1.4
$1300+	**	1.8	2.5	1.6	2.0	1.7	1.6	1.5	2.0	1.6
Total	1.9	1.4	1.7	1.3	1.5	1.3	1.3	1.8	1.6	1.3

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Oshawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Oshawa CMA										
LT $800	**	**	2.0	1.0	0.0	**	**	**	1.5	1.7
$800 - $899	0.8	**	2.3	3.5	2.5	1.8	**	**	2.2	2.7
$900 - $999	**	**	0.8	0.6	1.8	2.3	**	**	1.4	1.9
$1000 - $1099	**	**	0.0	0.6	1.6	1.9	1.7	2.6	1.2	1.6
$1100 - $1199	**	**	3.0	0.0	**	**	0.4	0.0	1.7	1.2
$1200+	**	**	**	**	2.7	1.1	1.4	3.5	2.6	1.7
Total	0.9	**	1.4	1.4	2.0	1.7	1.3	2.2	1.7	1.7

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	**	**	**	**	**	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	**	**	**	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	0.0	**	2.2	2.6	1.7	2.7
Zone 7-Etobicoke (North)	-	-	-	-	0.0	**	1.3	0.3	0.9	0.4
Etobicoke (Zones 5-7)	-	-	-	-	0.0	**	1.7	1.4	1.3	1.5
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	**	**	**	**	**	1.9	**	1.9	**
Zone 10-Scarborough (Central)	-	-	-	-	**	**	**	0.0	**	0.0
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	2.1	**	0.8	0.0	1.2	0.3
Zone 13-North York (Southeast)	-	-	-	-	0.7	3.5	1.7	2.5	1.6	2.6
Zone 14-North York (Northeast)	-	-	-	-	2.9	**	1.7	0.5	2.0	1.1
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	0.0	**	4.9	1.7	4.5	1.6
North York (Zones 13-17)	-	-	-	-	1.5	2.8	2.5	1.9	2.4	2.0
Rest of Toronto (Zones 5-17)	**	**	**	**	1.0	2.0	2.1	1.5	1.9	1.6
Toronto (Zones 1-17)	**	**	**	**	1.0	1.9	2.3	1.8	2.0	1.8
Zone 18-Mississauga (South)	-	-	**	**	1.1	**	**	1.9	1.0	1.7
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	1.7	1.4	1.5	1.3
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1.2	1.1	1.1	0.9
Mississauga City (Zones 18-20)	-	-	**	**	0.9	0.0	1.3	1.3	1.2	1.1
Zone 21-Brampton (West)	-	-	**	**	**	**	5.2	2.2	**	2.1
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	4.6	1.7	4.3	1.7
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	0.3
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	0.3
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	**	**	3.7	1.9	1.7	1.7	2.0
Durham Region	-	-	**	**	3.3	0.0	1.4	1.1	1.5	1.0
York Region	-	-	**	**	**	**	**	**	**	0.3
Peel Region	-	-	**	**	0.8	0.7	2.0	1.4	1.8	1.2
Halton Region	**	**	**	**	3.4	3.4	1.9	2.3	2.4	2.7
Toronto GTA	**	**	0.0	0.0	1.9	2.1	2.0	1.6	1.9	1.7
Toronto CMA	**	**	**	**	**	2.6	2.1	1.7	1.9	1.9

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	-	-	-	-	**	**	1.3	1.3	1.2	1.2
Zone 2 - Oshawa (S./Central)	-	-	**	-	**	**	1.8	0.7	2.1	0.5
Oshawa City (Zones 1-2)	-	-	**	-	3.5	0.0	1.5	1.0	1.6	0.9
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	1.7	**	1.1	**
Oshawa CMA	**-**	**-**	****	****	**3.5**	**0.0**	**1.5**	**0.9**	**1.6**	**0.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	2,222 d	**
Zone 4-Toronto (West)	-	-	**	**	**	**	**	**	2,448 d	2,504 d
Toronto-Former City (Zones 1-4)	-	-	**	**	1,790 b	**	2,458 b	2,535 b	2,243 c	2,314 c
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	1,192 a	1,298 b	1,674 b	1,805 b	1,564 c	1,692 c
Zone 7-Etobicoke (North)	-	-	-	-	1,116 a	1,075 b	1,355 b	1,371 a	1,280 b	1,292 b
Etobicoke (Zones 5-7)	-	-	-	-	1,144 a	1,161 b	1,507 b	1,565 b	1,407 b	1,465 b
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	**	**	**	**	**	1,502 a	1,631 a	1,499 a	1,631 a
Zone 10-Scarborough (Central)	-	-	-	-	1,284 a	**	1,472 a	1,596 b	1,383 a	1,595 b
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	1,284 b	**	1,534 b	1,408 b	1,496 b	1,428 b
Zone 13-North York (Southeast)	-	-	-	-	1,445 a	1,485 b	1,618 b	1,583 b	1,587 b	1,571 b
Zone 14-North York (Northeast)	-	-	-	-	1,254 a	**	1,647 b	1,638 b	1,555 b	1,534 c
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	1,087 a	1,321 a	1,336 a	1,443 a	1,315 a	1,433 a
North York (Zones 13-17)	-	-	-	-	1,343 a	1,358 b	1,554 b	1,559 b	1,517 b	1,530 b
Rest of Toronto (Zones 5-17)	**	**	**	**	1,255 a	1,292 b	1,537 b	1,543 b	1,481 b	1,500 b
Toronto (Zones 1-17)	**	**	**	**	1,289 a	1,318 b	1,572 b	1,581 b	1,514 b	1,534 b
Zone 18-Mississauga (South)	-	-	**	**	1,066 a	**	1,457 a	1,454 a	1,280 b	1,440 b
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	1,679 a	1,747 a	1,651 a	1,720 a
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1,528 a	1,640 b	1,484 a	1,554 b
Mississauga City (Zones 18-20)	-	-	**	**	1,150 b	**	1,558 b	1,637 b	1,493 b	1,576 b
Zone 21-Brampton (West)	-	-	**	**	**	**	1,435 b	1,488 b	1,435 c	1,488 b
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	1,423 b	1,476 b	1,420 b	1,471 b
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	**	995 a	1,196 a	1,507 a	1,547 a	1,370 a	1,487 a
Durham Region	-	-	**	**	1,148 a	1,274 a	1,321 a	1,353 a	1,290 a	1,336 a
York Region	-	-	**	**	**	**	**	**	**	**
Peel Region	-	-	**	**	1,152 a	**	1,527 a	1,599 a	1,478 a	1,554 a
Halton Region	**	**	**	**	1,258 a	1,254 a	1,334 a	1,444 a	1,290 a	1,337 b
Toronto GTA	**	**	1,004 a	1,060 a	1,176 a	1,280 b	1,498 b	1,538 b	1,417 a	1,480 a
Toronto CMA	**	**	1,088 a	**	1,143 a	1,274 b	1,545 b	1,567 b	1,451 a	1,515 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	-	-	-	-	**	**	1,297 a	1,389 a	1,295 a	1,389 a
Zone 2 - Oshawa (S./Central)	-	-	**	-	**	**	1,291 b	1,363 b	1,250 b	1,343 b
Oshawa City (Zones 1-2)	-	-	**	-	1,148 a	1,289 a	1,295 a	1,379 a	1,275 a	1,368 a
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	1,576 b	**	1,371 b	**
Oshawa CMA	**-**	**-**	****	****	**1,148 a**	**1,289 a**	**1,315 a**	**1,373 a**	**1,284 a**	**1,353 a**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	0	0	2	2	2	2	8	8	12	12
Zone 2-Toronto (East)	0	0	0	0	7	11	21	21	28	32
Zone 3-Toronto (North)	0	0	0	0	13	13	34	34	47	47
Zone 4-Toronto (West)	0	0	6	6	15	15	67	66	88	87
Toronto-Former City (Zones 1-4)	0	0	8	8	37	41	130	129	175	178
Zone 5-Etobicoke (South)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 6-Etobicoke (Central)	0	0	0	0	151	153	396	394	547	547
Zone 7-Etobicoke (North)	0	0	0	0	236	232	415	416	651	648
Etobicoke (Zones 5-7)	0	0	0	0	387	385	811	810	1,198	1,195
Zone 8-York	0	0	0	0	40	40	64	64	104	104
Zone 9-East York	2	2	1	1	3	3	104	104	110	110
Zone 10-Scarborough (Central)	0	0	0	0	67	67	84	85	151	152
Zone 11-Scarborough (North)	0	0	0	0	40	40	275	275	315	315
Zone 12-Scarborough (East)	0	0	0	0	0	0	17	17	17	17
Scarborough (Zones 10-12)	0	0	0	0	107	107	376	377	483	484
Zone 13-North York (Southeast)	0	0	0	0	143	143	926	1,092	1,069	1,235
Zone 14-North York (Northeast)	0	0	0	0	104	103	418	419	522	522
Zone 15-North York (Southwest)	0	0	0	0	0	0	6	6	6	6
Zone 16-North York (N.Central)	0	0	0	0	32	32	49	49	81	81
Zone 17-North York (Northwest)	0	0	0	0	43	44	486	483	529	527
North York (Zones 13-17)	0	0	0	0	322	322	1,885	2,049	2,207	2,371
Rest of Toronto (Zones 5-17)	2	2	1	1	859	857	3,240	3,404	4,102	4,264
Toronto (Zones 1-17)	2	2	9	9	896	898	3,370	3,533	4,277	4,442
Zone 18-Mississauga (South)	0	0	7	7	114	114	153	153	274	274
Zone 19-Mississauga (Northwest)	0	0	0	0	29	29	405	405	434	434
Zone 20-Mississauga (Northeast)	0	0	32	32	108	108	1,128	1,103	1,268	1,243
Mississauga City (Zones 18-20)	0	0	39	39	251	251	1,686	1,661	1,976	1,951
Zone 21-Brampton (West)	0	0	1	1	110	110	313	313	424	424
Zone 22-Brampton (East)	0	0	0	0	11	11	90	90	101	101
Brampton City (Zones 21-22)	0	0	1	1	121	121	403	403	525	525
Zone 23-Oakville	0	0	0	0	51	51	238	238	289	289
Zone 24-Caledon	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 25-R. Hill, Vaughan, King	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 26-Aurora, Newmkt, Whit-St.	0	0	4	4	72	33	241	268	317	305
Zone 27-Markham	0	0	0	0	0	0	42	42	42	42
York Region (Zones 25-27)	0	0	4	4	72	33	283	310	359	347
Zone 28-Pickering/Ajax/Uxbridge	0	0	0	0	0	0	54	54	54	54
Zone 29-Milton, Halton Hills	0	0	0	0	6	6	0	0	6	6
Zone 30-Orangeville	0	0	0	0	24	24	36	36	60	60
Zone 31-Bradford, W. Gwillimbury	0	0	0	0	0	0	11	11	11	11
Remaining CMA (Zones 18-31)	0	0	44	44	525	486	2,711	2,713	3,280	3,243
Durham Region	0	0	34	33	61	60	945	949	1,040	1,042
York Region	0	0	4	4	72	33	283	310	359	347
Peel Region	0	0	40	40	372	372	2,089	2,064	2,501	2,476
Halton Region	2	2	49	48	501	500	1,083	1,075	1,635	1,625
Toronto GTA	**4**	**4**	**136**	**134**	**1,902**	**1,863**	**7,770**	**7,931**	**9,812**	**9,932**
Toronto CMA	**2**	**2**	**53**	**53**	**1,421**	**1,384**	**6,081**	**6,246**	**7,557**	**7,685**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	0	0	0	0	7	7	475	475	482	482
Zone 2 - Oshawa (S./Central)	0	0	1	0	51	50	343	347	395	397
Oshawa City (Zones 1-2)	0	0	1	0	58	57	818	822	877	879
Zone 3 - Whitby	0	0	0	0	0	0	6	6	6	6
Zone 4 - Clarington	0	0	33	33	0	0	67	67	100	100
Oshawa CMA	**0**	**0**	**34**	**33**	**58**	**57**	**891**	**895**	**983**	**985**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	**	**	**	**	**	**
Toronto-Former City (Zones 1-4)	-	-	**	**	**	**	**	**	**	**
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	0.0	5.9	4.7	4.1	3.7	4.5
Zone 7-Etobicoke (North)	-	-	-	-	0.0	2.3	2.5	1.1	1.7	1.5
Etobicoke (Zones 5-7)	-	-	-	-	0.0	3.8	3.6	2.5	2.6	2.9
Zone 8-York	-	-	-	-	**	**	**	**	**	**
Zone 9-East York	**	**	**	**	**	**	4.8	**	4.7	**
Zone 10-Scarborough (Central)	-	-	-	-	**	**	**	**	**	**
Zone 11-Scarborough (North)	-	-	-	-	**	**	**	**	**	**
Zone 12-Scarborough (East)	-	-	-	-	-	-	**	**	**	**
Scarborough (Zones 10-12)	-	-	-	-	2.1	5.0	0.8	1.3	1.2	2.1
Zone 13-North York (Southeast)	-	-	-	-	4.9	4.2	3.1	3.5	3.4	3.6
Zone 14-North York (Northeast)	-	-	-	-	8.7	**	3.1	**	4.3	1.4
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	**	**	**	**	**
Zone 17-North York (Northwest)	-	-	-	-	0.0	**	6.4	3.3	5.9	3.0
North York (Zones 13-17)	-	-	-	-	5.4	3.1	3.9	2.9	4.1	3.0
Rest of Toronto (Zones 5-17)	**	**	**	**	2.8	3.5	3.5	2.6	3.3	2.7
Toronto (Zones 1-17)	**	**	**	**	2.6	3.5	3.7	2.8	3.5	3.0
Zone 18-Mississauga (South)	-	-	**	**	1.1	**	**	1.9	1.0	2.5
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	6.4	4.7	5.9	4.3
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	2.0	3.1	1.9	2.9
Mississauga City (Zones 18-20)	-	-	**	**	0.9	**	3.0	3.3	2.6	3.1
Zone 21-Brampton (West)	-	-	**	**	**	**	**	4.3	**	4.0
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	**	3.8	**	3.6
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	0.3
Zone 27-Markham	-	-	-	-	-	-	**	**	**	**
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	0.3
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	**	**	-	-	**	**
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	**	**	**	**
Remaining CMA (Zones 18-31)	-	-	**	**	**	4.9	3.3	3.4	3.0	3.6
Durham Region	-	-	**	**	3.3	0.0	2.4	2.0	2.3	1.7
York Region	-	-	**	**	**	**	**	**	**	0.3
Peel Region	-	-	**	**	1.2	2.6	3.7	3.4	3.4	3.2
Halton Region	**	**	**	**	5.3	4.7	2.6	4.2	3.7	4.2
Toronto GTA	**	**	**	0.0	3.6	3.6	3.3	2.9	3.3	3.0
Toronto CMA	**	**	**	**	2.4	4.1	3.5	3.1	3.3	3.2

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	-	-	-	-	**	**	2.9	2.1	2.9	2.1
Zone 2 - Oshawa (S./Central)	-	-	**	-	**	**	2.1	**	2.3	**
Oshawa City (Zones 1-2)	-	-	**	-	3.5	0.0	2.6	2.1	2.6	1.8
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	1.7	**	1.1	**
Oshawa CMA	-	-	**	**	3.5	0.0	2.5	1.9	2.5	1.6

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1-Toronto (Central)	-	-	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	-	-	-	-	**	**	**	**	**	**
Zone 3-Toronto (North)	-	-	-	-	**	**	**	**	**	**
Zone 4-Toronto (West)	-	-	**	**	**	**	**	**	++	2.7
Toronto-Former City (Zones 1-4)	-	-	**	**	2.6	**	4.4	2.3	2.1	2.4
Zone 5-Etobicoke (South)	-	-	-	-	-	-	-	-	-	-
Zone 6-Etobicoke (Central)	-	-	-	-	++	**	**	**	**	**
Zone 7-Etobicoke (North)	-	-	-	-	++	++	++	**	3.4	++
Etobicoke (Zones 5-7)	-	-	-	-	**	**	2.1	3.6	2.8	**
Zone 8-York	-	-	-	-	-	-	-	-	-	-
Zone 9-East York	**	**	**	**	**	**	4.6	**	4.6	**
Zone 10-Scarborough (Central)	-	-	-	-	**	**	++	++	++	++
Zone 11-Scarborough (North)	-	-	-	-	**	-	**	-	**	-
Zone 12-Scarborough (East)	-	-	-	-	-	-	-	-	-	-
Scarborough (Zones 10-12)	-	-	-	-	**	**	++	++	++	++
Zone 13-North York (Southeast)	-	-	-	-	8.3	1.8	4.6	1.1	4.7	1.3
Zone 14-North York (Northeast)	-	-	-	-	**	**	++	++	++	++
Zone 15-North York (Southwest)	-	-	-	-	-	-	**	**	**	**
Zone 16-North York (N.Central)	-	-	-	-	**	-	**	-	**	-
Zone 17-North York (Northwest)	-	-	-	-	-5.0	**	0.5	8.4	++	8.9
North York (Zones 13-17)	-	-	-	-	5.7	4.6	3.1	3.6	3.0	3.9
Rest of Toronto (Zones 5-17)	**	**	**	**	5.1	4.2	2.9	3.7	3.0	3.7
Toronto (Zones 1-17)	**	**	**	**	5.1	4.1	2.9	3.7	3.0	3.6
Zone 18-Mississauga (South)	-	-	**	**	2.4	**	2.3	-6.1	1.4	-6.0
Zone 19-Mississauga (Northwest)	-	-	-	-	**	**	++	3.7	++	3.9
Zone 20-Mississauga (Northeast)	-	-	**	**	**	**	1.4	6.0	2.9	5.2
Mississauga City (Zones 18-20)	-	-	**	**	5.0	**	1.6	4.2	2.4	3.7
Zone 21-Brampton (West)	-	-	**	**	**	**	**	3.8	**	**
Zone 22-Brampton (East)	-	-	-	-	**	**	**	**	**	**
Brampton City (Zones 21-22)	-	-	**	**	**	**	2.5	3.7	2.6	3.5
Zone 23-Oakville	-	-	-	-	**	**	**	**	**	**
Zone 24-Caledon	-	-	-	-	-	-	-	-	-	-
Zone 25-R. Hill, Vaughan, King	-	-	-	-	-	-	-	-	-	-
Zone 26-Aurora, Newmkt, Whit-St.	-	-	**	**	**	**	**	**	**	**
Zone 27-Markham	-	-	-	-	-	-	-	-	-	-
York Region (Zones 25-27)	-	-	**	**	**	**	**	**	**	**
Zone 28-Pickering/Ajax/Uxbridge	-	-	-	-	-	-	**	**	**	**
Zone 29-Milton, Halton Hills	-	-	-	-	-	-	-	-	-	-
Zone 30-Orangeville	-	-	-	-	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	-	-	-	-	-	-	-	-	-	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Remaining CMA (Zones 18-31)	-	-	**	**	**	++	1.6 c	4.1 c	2.4	3.6
Durham Region	-	-	**	**	++	8.6	++	6.3 c	++	7.5
York Region	-	-	**	**	**	**	**	**	**	**
Peel Region	-	-	**	**	**	**	1.7 c	4.1 c	2.4 b	3.7
Halton Region	**	**	**	**	3.4 b	++	3.3 c	4.9 c	3.0 b	++
Toronto GTA	**	**	++	++	4.1 c	**	2.4 b	4.3 b	2.5 b	3.8 c
Toronto CMA	**	**	**	**	4.9 c	3.7 d	2.5 b	3.8 b	2.8 b	3.6 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - Oshawa (North)	-	-	-	-	**	**	0.7 c	7.3 c	0.6 c	7.4 c
Zone 2 - Oshawa (S./Central)	-	-	**	-	**	**	**	**	**	**
Oshawa City (Zones 1-2)	-	-	**	-	++	8.6	++	7.4 c	++	7.7
Zone 3 - Whitby	-	-	-	-	-	-	**	**	**	**
Zone 4 - Clarington	-	-	**	**	-	-	**	**	4.0 c	**
Oshawa CMA	-	-	**	**	++	8.6	++	6.3 c	++	7.5 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Zone 2-Toronto (East)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 3-Toronto (North)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 4-Toronto (West)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Toronto-Former City (Zones 1-4)	n/a	-	n/a	**	n/a	**	n/a	16.7	n/a	12.1
Zone 5-Etobicoke (South)	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Zone 6-Etobicoke (Central)	n/a	-	n/a	-	n/a	**	n/a	5.1	n/a	**
Zone 7-Etobicoke (North)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Etobicoke (Zones 5-7)	n/a	-	n/a	-	n/a	14.8	n/a	**	n/a	**
Zone 8-York	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 9-East York	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 10-Scarborough (Central)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 11-Scarborough (North)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 12-Scarborough (East)	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Scarborough (Zones 10-12)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 13-North York (Southeast)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 14-North York (Northeast)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 15-North York (Southwest)	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Zone 16-North York (N.Central)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 17-North York (Northwest)	n/a	-	n/a	-	n/a	2.6	n/a	12.3	n/a	11.5
North York (Zones 13-17)	n/a	-	n/a	-	n/a	9.9	n/a	13.0	n/a	12.5
Rest of Toronto (Zones 5-17)	n/a	**	n/a	**	n/a	12.2	n/a	12.2	n/a	12.2
Toronto (Zones 1-17)	n/a	**	n/a	**	n/a	11.6	n/a	12.4	n/a	12.2
Zone 18-Mississauga (South)	n/a	-	n/a	**	n/a	**	n/a	16.9	n/a	**
Zone 19-Mississauga (Northwest)	n/a	-	n/a	-	n/a	**	n/a	23.8	n/a	24.9
Zone 20-Mississauga (Northeast)	n/a	-	n/a	**	n/a	**	n/a	17.6	n/a	17.4
Mississauga City (Zones 18-20)	n/a	-	n/a	**	n/a	**	n/a	19.0	n/a	18.9
Zone 21-Brampton (West)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Zone 22-Brampton (East)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Brampton City (Zones 21-22)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Zone 23-Oakville	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 24-Caledon	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Zone 25-R. Hill, Vaughan, King	n/a	-	n/a	-	n/a	-	n/a	-	n/a	-
Zone 26-Aurora, Newmkt, Whit-St.	n/a	-	n/a	**	n/a	**	n/a	**	n/a	6.1
Zone 27-Markham	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
York Region (Zones 25-27)	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Zone 28-Pickering/Ajax/Uxbridge	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Zone 29-Milton, Halton Hills	n/a	-	n/a	-	n/a	**	n/a	-	n/a	**
Zone 30-Orangeville	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 31-Bradford, W. Gwillimbury	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Remaining CMA (Zones 18-31)	n/a	-	n/a	**	n/a	14.9	n/a	16.2	n/a	16.0
Durham Region	n/a	-	n/a	**	n/a	10.1	n/a	11.3	n/a	11.1
York Region	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Peel Region	n/a	-	n/a	**	n/a	**	n/a	18.4	n/a	18.3
Halton Region	n/a	**	n/a	**	n/a	**	n/a	13.0	n/a	11.7
Toronto GTA	**n/a**	****	**n/a**	****	**n/a**	**12.1**	**n/a**	**13.7**	**n/a**	**13.3**
Toronto CMA	**n/a**	****	**n/a**	****	**n/a**	**12.7**	**n/a**	**14.1**	**n/a**	**13.8**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Oshawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Zone 2 - Oshawa (S./Central)	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Oshawa City (Zones 1-2)	n/a	-	n/a	-	n/a	10.3 d	n/a	12.6 d	n/a	12.2 d
Zone 3 - Whitby	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Zone 4 - Clarington	n/a	-	n/a	**	n/a	-	n/a	**	n/a	**
Oshawa CMA	n/a	-	n/a	**	n/a	10.3 d	n/a	11.5 d	n/a	11.4 d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology **page.**

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	1.2	1.4	1.5	1.4	2.6	1.3	**	1.2	1.7	1.4
Zone 2-Toronto (East)	2.6	0.9	1.1	0.8	0.7	1.2	0.0	**	1.2	1.0
Zone 3-Toronto (North)	2.3	0.7	1.7	0.8	1.7	1.4	2.4	2.2	1.8	1.0
Zone 4-Toronto (West)	1.2	1.7	2.1	1.9	2.0	2.0	1.1	**	1.9	2.0
Toronto-Former City (Zones 1-4)	1.6	1.2	1.7	1.3	1.9	1.5	1.5	2.8	1.7	1.4
Zone 5-Etobicoke (South)	**	0.3	3.3	1.1	2.0	0.6	**	0.7	3.0	0.8
Zone 6-Etobicoke (Central)	**	0.3	1.3	1.3	1.6	0.9	1.6	1.6	1.6	1.1
Zone 7-Etobicoke (North)	**	0.0	0.8	1.6	0.7	1.4	1.0	1.2	0.8	1.4
Etobicoke (Zones 5-7)	**	0.3	2.1	1.3	1.5	0.9	1.8	1.5	1.9	1.1
Zone 8-York	2.0	2.3	2.1	1.6	1.7	1.7	0.9	1.5	1.9	1.7
Zone 9-East York	2.1	2.2	1.8	1.6	1.8	0.8	2.4	1.1	1.9	1.3
Zone 10-Scarborough (Central)	1.1	3.2	1.7	1.3	1.1	1.1	1.3	0.8	1.4	1.2
Zone 11-Scarborough (North)	1.6	1.5	2.3	1.5	1.7	1.2	1.4	1.0	1.9	1.3
Zone 12-Scarborough (East)	**	13.5	1.4	0.5	0.8	1.1	0.7	0.9	0.9	1.0
Scarborough (Zones 10-12)	1.3	4.3	1.7	1.2	1.1	1.1	1.1	0.9	1.3	1.2
Zone 13-North York (Southeast)	1.7	1.1	1.7	0.9	1.3	0.6	1.5	1.6	1.5	0.9
Zone 14-North York (Northeast)	0.0	2.6	1.8	1.1	1.7	1.3	1.3	0.8	1.7	1.2
Zone 15-North York (Southwest)	4.7	**	1.5	1.0	1.0	0.7	2.0	0.3	1.4	0.8
Zone 16-North York (N.Central)	**	**	1.2	0.9	1.3	0.8	0.9	1.0	1.2	0.9
Zone 17-North York (Northwest)	**	3.3	1.4	1.3	1.1	2.5	1.9	5.5	1.3	2.6
North York (Zones 13-17)	2.3	2.6	1.5	1.0	1.3	1.3	1.5	2.3	1.4	1.4
Rest of Toronto (Zones 5-17)	2.6	2.1	1.8	1.3	1.4	1.2	1.5	1.7	1.6	1.3
Toronto (Zones 1-17)	1.9	1.5	1.7	1.3	1.5	1.2	1.5	1.9	1.6	1.3
Zone 18-Mississauga (South)	5.0	1.1	1.7	1.1	1.3	1.0	0.8	1.5	1.5	1.1
Zone 19-Mississauga (Northwest)	0.0	0.0	1.6	0.6	2.0	0.6	1.6	1.4	1.8	0.8
Zone 20-Mississauga (Northeast)	1.4	0.4	1.2	1.9	2.2	2.1	1.2	1.7	1.7	1.9
Mississauga City (Zones 18-20)	2.9	0.7	1.5	1.4	1.8	1.5	1.2	1.6	1.6	1.4
Zone 21-Brampton (West)	**	3.1	1.4	1.3	0.7	1.1	3.0	2.0	1.3	1.3
Zone 22-Brampton (East)	3.3	0.0	1.2	1.1	1.1	1.2	0.4	0.7	1.0	1.1
Brampton City (Zones 21-22)	4.8	2.3	1.4	1.2	0.9	1.2	1.7	1.4	1.2	1.2
Zone 23-Oakville	1.6	**	0.6	1.0	0.7	1.9	1.6	2.9	0.8	1.7
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.1	0.0	1.5	0.6	1.1	1.8	**	0.0	1.6	1.1
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	0.4	1.5	**	2.2	0.7	1.6	**	1.8
Zone 27-Markham	**	**	1.3	1.2	3.3	1.3	**	**	2.5	1.4
York Region (Zones 25-27)	**	0.0	1.0	1.1	1.9	1.7	2.2	1.5	1.6	1.4
Zone 28-Pickering/Ajax/Uxbridge	0.0	**	0.7	**	1.1	5.6	0.7	2.2	1.0	3.9
Zone 29-Milton, Halton Hills	0.0	**	2.1	1.6	1.0	0.6	4.9	**	1.6	1.1
Zone 30-Orangeville	**	**	0.0	0.8	0.0	1.4	**	**	0.0	0.9
Zone 31-Bradford, W. Gwillimbury	**	0.0	1.1	1.1	2.2	2.3	0.0	0.0	1.6	1.6
Remaining CMA (Zones 18-31)	2.7	1.1	1.3	1.3	1.4	1.6	1.3	1.7	1.4	1.5
Durham Region	0.9	5.8	1.5	1.4	1.9	2.1	1.2	1.7	1.6	1.9
York Region	**	0.0	1.0	1.1	1.9	1.7	2.2	1.5	1.6	1.4
Peel Region	3.3	1.1	1.5	1.3	1.5	1.4	1.3	1.6	1.5	1.4
Halton Region	2.0	1.4	1.3	1.1	1.5	1.4	1.3	1.2	1.4	1.3
Toronto GTA	**1.9**	**1.5**	**1.7**	**1.3**	**1.5**	**1.3**	**1.4**	**1.8**	**1.6**	**1.4**
Toronto CMA	**1.9**	**1.4**	**1.7**	**1.3**	**1.5**	**1.3**	**1.5**	**1.8**	**1.6**	**1.4**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Zone 1 - Oshawa (North)	0.0 c	8.3 c	0.3 b	0.8 a	1.9 c	1.4 b	1.5 c	1.1 c	1.4 c	1.3 b
Zone 2 - Oshawa (S./Central)	0.0 c	**	2.9 c	2.6 b	2.4 c	2.2 b	1.6 c	2.1 c	2.3 c	2.4 b
Oshawa City (Zones 1-2)	0.0 c	**	1.8 c	1.9 b	2.2 c	1.9 b	1.6 c	1.5 c	1.9 c	1.9 b
Zone 3 - Whitby	1.8 c	**	0.8 c	0.8 d	1.9 b	1.2 d	0.4 b	**	1.4 a	1.1 a
Zone 4 - Clarington	**	**	0.0 d	0.0 d	0.0 d	0.3 b	1.2 b	0.0 d	0.1 b	0.2 b
Oshawa CMA	**0.9 d**	**	**1.4 a**	**1.4 a**	**2.0 a**	**1.7 b**	**1.4 a**	**1.5 b**	**1.7 a**	**1.7 a**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	1,053	1,088	1,365	1,336	1,900	1,932	3,279	2,342	1,465	1,449
Zone 2-Toronto (East)	910	900	1,067	1,119	1,293	1,284	1,618	1,766	1,115	1,158
Zone 3-Toronto (North)	1,008	1,029	1,268	1,297	1,665	1,676	2,417	2,737	1,379	1,416
Zone 4-Toronto (West)	849	858	1,119	1,194	1,448	1,457	1,882	1,830	1,187	1,232
Toronto-Former City (Zones 1-4)	983	1,002	1,248	1,272	1,652	1,660	2,436	2,280	1,341	1,362
Zone 5-Etobicoke (South)	777	856	939	962	1,090	1,155	1,346	1,510	1,001	1,051
Zone 6-Etobicoke (Central)	1,041	1,106	1,109	1,132	1,308	1,349	1,512	1,562	1,283	1,319
Zone 7-Etobicoke (North)	722	742	957	967	1,121	1,146	1,282	1,300	1,151	1,160
Etobicoke (Zones 5-7)	816	914	1,022	1,044	1,206	1,254	1,413	1,466	1,166	1,207
Zone 8-York	797	800	1,012	1,041	1,225	1,276	1,542	1,630	1,099	1,140
Zone 9-East York	833	836	1,003	1,029	1,266	1,289	1,576	1,565	1,122	1,148
Zone 10-Scarborough (Central)	833	856	948	983	1,096	1,143	1,236	1,290	1,041	1,078
Zone 11-Scarborough (North)	898	920	1,036	1,062	1,192	1,220	1,449	1,386	1,162	1,183
Zone 12-Scarborough (East)	809	821	984	995	1,092	1,108	1,270	1,266	1,087	1,095
Scarborough (Zones 10-12)	843	862	974	1,000	1,116	1,149	1,296	1,303	1,079	1,104
Zone 13-North York (Southeast)	828	865	1,030	1,057	1,222	1,247	1,501	1,517	1,191	1,217
Zone 14-North York (Northeast)	890	1,159	1,180	1,257	1,382	1,464	1,523	1,600	1,348	1,419
Zone 15-North York (Southwest)	805	827	978	1,016	1,154	1,205	1,446	1,567	1,108	1,155
Zone 16-North York (N.Central)	874	894	1,127	1,160	1,318	1,357	1,495	1,521	1,270	1,304
Zone 17-North York (Northwest)	782	768	912	952	1,082	1,118	1,296	1,306	1,049	1,080
North York (Zones 13-17)	818	871	1,031	1,075	1,223	1,268	1,446	1,484	1,184	1,225
Rest of Toronto (Zones 5-17)	819	857	1,012	1,044	1,199	1,241	1,423	1,459	1,144	1,180
Toronto (Zones 1-17)	942	962	1,110	1,137	1,301	1,341	1,544	1,549	1,211	1,241
Zone 18-Mississauga (South)	832	901	1,028	1,066	1,205	1,231	1,308	1,362	1,136	1,168
Zone 19-Mississauga (Northwest)	890	881	1,155	1,194	1,327	1,355	1,560	1,577	1,325	1,369
Zone 20-Mississauga (Northeast)	809	819	1,093	1,144	1,257	1,298	1,461	1,534	1,238	1,283
Mississauga City (Zones 18-20)	827	866	1,067	1,109	1,243	1,276	1,442	1,501	1,205	1,244
Zone 21-Brampton (West)	747	771	1,003	1,024	1,158	1,184	1,386	1,404	1,119	1,143
Zone 22-Brampton (East)	811	835	1,132	1,170	1,279	1,314	1,372	1,405	1,243	1,280
Brampton City (Zones 21-22)	769	788	1,049	1,076	1,211	1,243	1,379	1,404	1,171	1,200
Zone 23-Oakville	930	977	1,157	1,214	1,350	1,412	1,548	1,632	1,301	1,372
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	900	909	1,148	1,134	1,343	1,322	1,538	1,488	1,262	1,243
Zone 26-Aurora, Newmkt, Whit-St.	701	738	1,043	1,048	1,052	1,159	1,333	1,379	1,050	1,162
Zone 27-Markham	**	**	1,092	1,149	1,257	1,271	1,401	1,362	1,197	1,228
York Region (Zones 25-27)	833	852	1,091	1,109	1,204	1,250	1,441	1,396	1,163	1,208
Zone 28-Pickering/Ajax/Uxbridge	806	**	943	1,034	1,106	1,210	1,307	1,300	1,159	1,240
Zone 29-Milton, Halton Hills	723	710	996	1,016	1,151	1,184	1,433	1,528	1,095	1,123
Zone 30-Orangeville	**	**	923	967	1,048	1,097	1,130	1,110	990	1,041
Zone 31-Bradford, W. Gwillimbury	799	827	880	920	1,040	1,089	1,381	1,338	995	1,023
Remaining CMA (Zones 18-31)	824	857	1,063	1,101	1,230	1,271	1,420	1,454	1,191	1,233
Durham Region	793	786	905	981	1,044	1,118	1,256	1,294	1,040	1,104
York Region	833	852	1,091	1,109	1,204	1,250	1,441	1,396	1,163	1,208
Peel Region	812	845	1,062	1,100	1,234	1,267	1,427	1,477	1,196	1,232
Halton Region	878	905	1,118	1,158	1,281	1,318	1,448	1,515	1,250	1,290
Toronto GTA	**934**	**955**	**1,099**	**1,129**	**1,274**	**1,316**	**1,497**	**1,513**	**1,203**	**1,236**
Toronto CMA	**937**	**957**	**1,103**	**1,132**	**1,286**	**1,326**	**1,516**	**1,525**	**1,208**	**1,240**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	773	804	925	1,096	1,099	1,269	1,280	1,368	1,086	1,233
Zone 2 - Oshawa (S./Central)	694	720	846	874	979	1,018	1,191	1,222	971	1,002
Oshawa City (Zones 1-2)	723	752	880	972	1,028	1,124	1,236	1,295	1,021	1,104
Zone 3 - Whitby	861	**	963	1,019	1,066	1,103	1,152	1,221	1,020	1,053
Zone 4 - Clarington	**	**	923	866	1,071	979	1,501	1,295	1,068	964
Oshawa CMA	**794**	**777**	**906**	**982**	**1,037**	**1,112**	**1,237**	**1,291**	**1,023**	**1,085**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Toronto CMA										
Zone	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-15	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**	**Oct-15**	**Oct-16**
Zone 1-Toronto (Central)	6,617	6,803	15,132	15,256	6,826	6,991	899	626	29,474	29,676
Zone 2-Toronto (East)	1,159	1,163	3,542	3,542	1,786	1,787	209	210	6,696	6,702
Zone 3-Toronto (North)	4,942	4,866	15,362	15,546	8,401	8,474	1,086	1,073	29,791	29,959
Zone 4-Toronto (West)	4,485	4,463	11,607	11,624	5,506	5,551	759	745	22,357	22,383
Toronto-Former City (Zones 1-4)	17,203	17,295	45,643	45,968	22,519	22,803	2,953	2,654	88,318	88,720
Zone 5-Etobicoke (South)	868	868	4,533	4,537	4,512	4,510	378	377	10,291	10,292
Zone 6-Etobicoke (Central)	321	325	4,964	4,959	8,372	8,375	2,878	2,879	16,535	16,538
Zone 7-Etobicoke (North)	30	30	921	911	3,159	3,149	1,784	1,786	5,894	5,876
Etobicoke (Zones 5-7)	1,219	1,223	10,418	10,407	16,043	16,034	5,040	5,042	32,720	32,706
Zone 8-York	1,409	1,405	8,578	8,562	6,478	6,492	925	924	17,390	17,383
Zone 9-East York	940	901	10,010	10,027	6,629	6,633	1,110	1,183	18,689	18,744
Zone 10-Scarborough (Central)	589	552	7,001	7,051	8,348	8,355	1,684	1,687	17,622	17,645
Zone 11-Scarborough (North)	129	129	2,192	2,207	3,982	3,957	989	836	7,292	7,129
Zone 12-Scarborough (East)	94	98	2,899	2,915	5,482	5,395	1,485	1,464	9,960	9,872
Scarborough (Zones 10-12)	812	779	12,092	12,173	17,812	17,707	4,158	3,987	34,874	34,646
Zone 13-North York (Southeast)	243	243	6,156	6,158	8,772	8,712	2,809	3,078	17,980	18,191
Zone 14-North York (Northeast)	204	199	3,636	3,721	5,744	5,746	2,575	2,549	12,159	12,215
Zone 15-North York (Southwest)	295	291	3,726	3,702	4,406	4,405	824	824	9,251	9,222
Zone 16-North York (N.Central)	196	194	4,584	4,578	5,939	5,945	1,828	1,835	12,547	12,552
Zone 17-North York (Northwest)	575	449	5,755	5,694	8,364	8,435	2,942	2,916	17,636	17,494
North York (Zones 13-17)	1,513	1,376	23,857	23,853	33,225	33,243	10,978	11,202	69,573	69,674
Rest of Toronto (Zones 5-17)	5,893	5,684	64,955	65,022	80,187	80,109	22,211	22,338	173,246	173,153
Toronto (Zones 1-17)	23,096	22,979	110,598	110,990	102,706	102,912	25,164	24,992	261,564	261,873
Zone 18-Mississauga (South)	319	323	5,012	5,010	6,034	6,040	1,161	1,164	12,526	12,537
Zone 19-Mississauga (Northwest)	54	55	1,067	1,067	1,721	1,716	833	838	3,675	3,676
Zone 20-Mississauga (Northeast)	274	273	3,852	3,871	6,034	6,050	2,314	2,294	12,474	12,488
Mississauga City (Zones 18-20)	647	651	9,931	9,948	13,789	13,806	4,308	4,296	28,675	28,701
Zone 21-Brampton (West)	138	147	2,253	2,249	3,019	3,033	654	665	6,064	6,094
Zone 22-Brampton (East)	59	60	1,296	1,296	2,468	2,710	744	787	4,567	4,853
Brampton City (Zones 21-22)	197	207	3,549	3,545	5,487	5,743	1,398	1,452	10,631	10,947
Zone 23-Oakville	157	156	1,427	1,464	2,517	2,522	629	610	4,730	4,752
Zone 24-Caledon	11	11	32	26	32	36	5	7	80	80
Zone 25-R. Hill, Vaughan, King	75	74	654	655	950	956	107	109	1,786	1,794
Zone 26-Aurora, Newmkt, Whit-St.	57	58	771	704	953	935	343	415	2,124	2,112
Zone 27-Markham	12	12	615	617	884	871	132	146	1,643	1,646
York Region (Zones 25-27)	144	144	2,040	1,976	2,787	2,762	582	670	5,553	5,552
Zone 28-Pickering/Ajax/Uxbridge	10	10	189	189	1,064	1,065	680	679	1,943	1,943
Zone 29-Milton, Halton Hills	31	31	551	551	826	826	64	64	1,472	1,472
Zone 30-Orangeville	45	45	315	313	364	366	73	73	797	797
Zone 31-Bradford, W. Gwillimbury	20	21	307	306	402	402	67	67	796	796
Remaining CMA (Zones 18-31)	1,262	1,276	18,341	18,318	27,268	27,528	7,806	7,918	54,677	55,040
Durham Region	367	369	3,722	3,782	7,877	7,985	2,561	2,568	14,527	14,704
York Region	144	144	2,040	1,976	2,787	2,762	582	670	5,553	5,552
Peel Region	855	869	13,512	13,519	19,308	19,585	5,711	5,755	39,386	39,728
Halton Region	296	296	4,854	4,888	8,735	8,736	2,232	2,202	16,117	16,122
Toronto GTA	**24,758**	**24,657**	**134,726**	**135,155**	**141,413**	**141,980**	**36,250**	**36,187**	**337,147**	**337,979**
Toronto CMA	**24,358**	**24,255**	**128,939**	**129,308**	**129,974**	**130,440**	**32,970**	**32,910**	**316,241**	**316,913**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	55	55	961	1,028	2,108	2,200	764	764	3,888	4,047
Zone 2 - Oshawa (S./Central)	145	146	1,411	1,404	2,985	2,994	707	712	5,248	5,256
Oshawa City (Zones 1-2)	200	201	2,372	2,432	5,093	5,194	1,471	1,476	9,136	9,303
Zone 3 - Whitby	145	145	853	852	1,213	1,214	263	266	2,474	2,477
Zone 4 - Clarington	9	10	242	243	386	390	92	92	729	735
Oshawa CMA	**354**	**356**	**3,467**	**3,527**	**6,692**	**6,798**	**1,826**	**1,834**	**12,339**	**12,515**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	2.6	2.9	3.0	2.9	4.3	2.5	**	2.4	3.1	2.8
Zone 2-Toronto (East)	5.3	1.8	2.5	1.9	**	2.0	0.0	**	2.8	1.9
Zone 3-Toronto (North)	4.3	2.9	3.9	2.7	3.5	2.6	3.1	3.9	3.8	2.7
Zone 4-Toronto (West)	2.6	3.4	3.6	3.2	3.2	3.6	**	**	3.2	3.4
Toronto-Former City (Zones 1-4)	3.3	2.9	3.4	2.8	3.5	2.8	2.2	3.7	3.4	2.9
Zone 5-Etobicoke (South)	**	2.0	5.0	2.9	3.4	1.6	**	**	4.7	2.2
Zone 6-Etobicoke (Central)	**	1.6	2.6	2.9	2.8	1.9	2.8	2.9	2.8	2.4
Zone 7-Etobicoke (North)	**	0.0	1.3	2.6	1.2	2.6	1.5	1.7	1.3	2.3
Etobicoke (Zones 5-7)	**	1.9	3.6	2.9	2.7	1.9	2.7	2.5	3.1	2.3
Zone 8-York	3.4	3.8	3.0	2.8	2.7	3.8	2.6	2.1	2.9	3.2
Zone 9-East York	3.6	3.8	3.0	2.9	3.0	2.0	4.3	2.3	3.1	2.6
Zone 10-Scarborough (Central)	1.8	5.4	2.8	2.9	2.1	2.2	1.8	1.4	2.3	2.5
Zone 11-Scarborough (North)	3.9	6.8	4.7	2.8	4.5	3.4	3.2	2.5	4.4	3.2
Zone 12-Scarborough (East)	**	**	2.7	1.9	1.9	2.5	1.6	2.3	2.1	2.5
Scarborough (Zones 10-12)	2.3	6.9	3.1	2.6	2.6	2.6	2.0	2.0	2.7	2.6
Zone 13-North York (Southeast)	4.3	1.7	4.5	2.4	2.9	2.2	3.3	2.7	3.5	2.3
Zone 14-North York (Northeast)	0.0	6.2	5.0	2.8	3.9	3.1	2.8	1.4	4.0	2.7
Zone 15-North York (Southwest)	4.7	4.1	2.3	2.3	1.7	1.2	2.3	0.8	2.0	1.7
Zone 16-North York (N.Central)	5.6	**	2.4	2.7	2.2	2.4	2.5	2.7	2.3	2.6
Zone 17-North York (Northwest)	**	4.2	2.7	3.1	2.1	3.8	2.7	6.4	2.4	4.0
North York (Zones 13-17)	3.9	4.5	3.4	2.7	2.6	2.7	2.8	3.2	2.9	2.8
Rest of Toronto (Zones 5-17)	4.2	3.9	3.2	2.8	2.6	2.5	2.7	2.8	2.9	2.7
Toronto (Zones 1-17)	3.5	3.2	3.3	2.8	2.8	2.6	2.7	2.9	3.1	2.8
Zone 18-Mississauga (South)	5.7	2.6	3.0	2.6	2.9	2.4	1.2	1.9	2.9	2.4
Zone 19-Mississauga (Northwest)	0.0	**	4.1	2.3	4.4	3.1	4.6	3.0	4.3	2.9
Zone 20-Mississauga (Northeast)	3.4	1.5	2.8	4.6	4.0	4.8	2.1	3.8	3.3	4.5
Mississauga City (Zones 18-20)	4.1	2.4	3.1	3.4	3.6	3.5	2.4	3.1	3.2	3.4
Zone 21-Brampton (West)	**	3.1	3.4	2.6	3.5	2.7	4.2	3.7	3.6	2.8
Zone 22-Brampton (East)	3.3	0.0	2.1	5.0	2.1	4.5	2.0	3.9	2.1	4.4
Brampton City (Zones 21-22)	4.8	2.3	2.9	3.5	2.9	3.5	3.1	3.8	3.0	3.5
Zone 23-Oakville	3.5	**	2.0	2.1	3.1	3.5	1.6	2.9	2.6	3.0
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.1	**	3.0	2.9	2.2	3.2	**	0.8	2.9	3.1
Zone 26-Aurora, Newmkt, Whit-St.	**	0.0	2.2	3.0	**	3.8	**	1.9	2.4	3.1
Zone 27-Markham	**	**	2.5	2.4	4.6	2.6	**	**	3.6	2.5
York Region (Zones 25-27)	3.6	**	2.6	2.8	3.1	3.2	3.4	1.9	2.9	2.9
Zone 28-Pickering/Ajax/Uxbridge	0.0	**	0.7	**	2.7	6.7	2.8	4.1	2.5	5.3
Zone 29-Milton, Halton Hills	0.0	**	3.6	2.6	2.2	2.4	10.6	1.6	3.1	2.5
Zone 30-Orangeville	**	**	0.7	2.4	0.7	1.7	**	3.3	0.6	2.3
Zone 31-Bradford, W. Gwillimbury	**	0.0	1.6	1.1	2.8	2.3	0.0	0.0	2.2	1.6
Remaining CMA (Zones 18-31)	3.8	2.8	2.8	3.1	3.2	3.5	2.6	3.2	3.0	3.3
Durham Region	1.3	**	2.0	2.5	2.7	2.8	2.4	2.7	2.4	2.8
York Region	3.6	**	2.6	2.8	3.1	3.2	3.4	1.9	2.9	2.9
Peel Region	4.2	2.4	3.0	3.4	3.4	3.5	2.5	3.3	3.1	3.4
Halton Region	3.1	3.5	2.8	2.7	3.4	3.2	2.1	2.8	3.0	3.0
Toronto GTA	**3.5**	**3.2**	**3.2**	**2.8**	**2.9**	**2.8**	**2.6**	**2.9**	**3.0**	**2.8**
Toronto CMA	**3.5**	**3.2**	**3.2**	**2.8**	**2.9**	**2.8**	**2.6**	**3.0**	**3.1**	**2.9**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	0.0 c	8.3	0.3 b	1.0 a	2.4 c	2.0 c	2.5 b	1.6 b	1.9 b	1.8 b
Zone 2 - Oshawa (S./Central)	0.0 c	**	3.2 a	3.0 b	2.7 a	2.6 b	2.4 a	2.6 c	2.7 a	2.8 a
Oshawa City (Zones 1-2)	0.0 c	**	2.0 b	2.2 b	2.6 a	2.4 b	2.5 a	2.1 b	2.4 a	2.4 a
Zone 3 - Whitby	2.6 c	**	2.4 b	2.9 b	4.2 b	3.3 d	2.4 b	**	3.2 b	3.1 c
Zone 4 - Clarington	**	**	0.0 d	**	0.3 b	0.3 a	1.2 a	0.0 c	0.3 a	1.1 a
Oshawa CMA	**1.3** c	**	**1.9** b	**2.5** a	**2.7** a	**2.3** b	**2.4** a	**2.0** b	**2.4** a	**2.4** a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1-Toronto (Central)	2.6 c	3.9	3.0 c	2.3	2.1 c	5.4	++	++	2.4 c	2.3
Zone 2-Toronto (East)	3.4 b	3.7 b	2.4 c	4.8	3.7 c	3.9	++	++	3.1 c	4.2 b
Zone 3-Toronto (North)	2.9	2.7	2.8	2.9	3.9	1.8	++	++	3.0	2.6
Zone 4-Toronto (West)	3.9 c	3.7	2.5 c	5.7	2.9 c	2.6	++	**	2.7	4.2
Toronto-Former City (Zones 1-4)	3.1 b	3.4	2.8	3.5	3.1 c	3.3	++	++	2.7	3.0
Zone 5-Etobicoke (South)	2.7 c	3.3	3.6 c	2.6	2.6	2.7	2.9 c	**	3.5	**
Zone 6-Etobicoke (Central)	**	++	2.8	2.4	2.9	3.6	2.7 b	3.1	3.1	2.9
Zone 7-Etobicoke (North)	++	**	4.0	4.6	4.1 d	3.0	++	2.9	2.9	3.8
Etobicoke (Zones 5-7)	3.1 d	3.8	3.2	2.7	3.1 d	3.2	2.4	2.9	3.2	2.8
Zone 8-York	**	**	3.1 d	3.1	3.1 d	2.6	++	4.4	3.1 d	3.0
Zone 9-East York	3.7 d	2.7	2.6 b	3.5	3.3 c	2.2	3.1 c	++	2.8 b	3.4
Zone 10-Scarborough (Central)	2.1 c	3.8	2.9 a	3.9	3.1 c	4.5	1.8 c	3.7	3.0	4.2
Zone 11-Scarborough (North)	6.4 c	1.1	3.7 c	2.7	3.5 c	2.8	2.2 c	2.4	3.7 c	2.7
Zone 12-Scarborough (East)	3.1 d	++	5.5 c	2.6	5.1 c	3.0	5.3 c	1.8	5.3 c	2.4
Scarborough (Zones 10-12)	3.2 d	3.0	3.8 b	3.3	3.8 b	3.7	3.1	2.8	3.8	3.4
Zone 13-North York (Southeast)	6.5 c	++	5.4 c	3.1	5.1 c	2.1	4.1 c	1.0	4.9	2.5
Zone 14-North York (Northeast)	**	++	2.6 b	4.6	3.5 c	4.0	2.5 b	2.9 c	2.8	3.8
Zone 15-North York (Southwest)	4.0 d	++	4.6 c	2.4	3.6 d	3.2	++	5.8	3.7	3.1
Zone 16-North York (N.Central)	**	++	6.1 c	3.7	5.9 b	3.3	4.4 c	3.6	6.0	3.5
Zone 17-North York (Northwest)	3.6 d	2.7	3.6 c	5.0	2.5 b	4.3	2.6 b	3.1	2.8 b	4.3
North York (Zones 13-17)	5.4 c	++	4.5 c	3.9	4.1 b	3.4	3.1 b	2.9	4.0	3.5
Rest of Toronto (Zones 5-17)	3.7 b	2.6	3.8 b	3.4	3.7 c	3.2	2.9 b	2.7	3.6	3.3
Toronto (Zones 1-17)	3.4 d	3.0	3.4 b	3.5	3.5 c	3.2	2.7 b	2.0	3.3	3.2
Zone 18-Mississauga (South)	**	5.1 d	3.7 c	3.4	4.2	3.3	2.1 c	4.1	3.5 c	3.2
Zone 19-Mississauga (Northwest)	++	++	1.8 b	3.5	1.7 c	2.1	5.1 d	2.2	2.6	2.8
Zone 20-Mississauga (Northeast)	5.0 d	2.3 c	2.9 a	3.2	3.6 c	2.9	2.8 b	2.8	3.4	2.8
Mississauga City (Zones 18-20)	3.7 d	3.7	3.1 b	3.3	3.6 c	2.9	2.9	3.1	3.4	3.0
Zone 21-Brampton (West)	2.0 c	++	1.9 b	2.1	2.4	2.2	2.1	3.6	2.1	2.3
Zone 22-Brampton (East)	**	3.1	1.2 a	3.4	1.4 c	3.1	1.6 b	++	1.4	3.5
Brampton City (Zones 21-22)	2.0 c	2.0	1.6 c	2.6	2.0 c	2.6	1.8	1.9	1.8	2.8
Zone 23-Oakville	2.0 c	3.6 d	3.3 b	3.6	3.4 c	3.6	3.8 d	**	3.5 b	3.5
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.4 d	++	2.6 c	1.7	2.3 c	**	2.7 c	3.6	2.4 c	**
Zone 26-Aurora, Newmkt, Whit-St.	++	**	1.8 c	++	2.5 c	2.3	++	4.2	2.7 c	3.9
Zone 27-Markham	**	**	4.8 c	4.2	5.7 c	2.1	5.3 b	++	4.8 c	3.0
York Region (Zones 25-27)	3.8 d	++	3.0 b	2.3	3.4 c	2.0	3.2	2.0	3.2	2.9
Zone 28-Pickering/Ajax/Uxbridge	2.1 c	**	2.5 c	1.6	++	1.8	1.7 b	2.4	1.0 a	2.2
Zone 29-Milton, Halton Hills	++	**	3.3 c	3.4	3.3 c	2.2	**	3.0	3.1 b	2.4
Zone 30-Orangeville	**	**	1.4 d	3.2	1.5 c	++	2.9 c	2.8	1.3 d	**
Zone 31-Bradford, W. Gwillimbury	++	5.0	++	6.5	++	1.9	**	++	++	2.9

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Toronto CMA										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Remaining CMA (Zones 18-31)	2.9	3.0	2.7	3.2	3.1	2.8	2.7	3.0	2.9	2.9
Durham Region	4.0	4.3	1.7	3.3	1.6	4.7	2.4	3.8	1.7	4.2
York Region	3.8	++	3.0	2.3	3.4	2.0	3.2	2.0	3.2	2.9
Peel Region	3.2	3.3	2.7	3.2	3.2	2.9	2.6	2.8	2.9	2.9
Halton Region	2.3	2.7	3.5	3.2	3.3	2.7	3.6	5.3	3.4	2.9
Toronto GTA	**3.4**	**3.0**	**3.3**	**3.4**	**3.4**	**3.2**	**2.7**	**2.4**	**3.2**	**3.2**
Toronto CMA	**3.4**	**3.0**	**3.3**	**3.4**	**3.4**	**3.2**	**2.7**	**2.2**	**3.2**	**3.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Oshawa CMA										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Zone 1 - Oshawa (North)	++	5.2	**	5.4	**	**	++	6.9	1.4	**
Zone 2 - Oshawa (S./Central)	**	**	++	**	**	2.9	**	**	1.9	2.7
Oshawa City (Zones 1-2)	**	4.5	++	3.7	1.6	5.4	2.3	4.4	1.7	5.2
Zone 3 - Whitby	**	4.2	**	3.3	2.4	4.4	3.4	2.0	2.1	3.2
Zone 4 - Clarington	**	**	3.5	++	**	1.5	**	4.3	2.6	++
Oshawa CMA	**	**4.4**	**1.6**	**3.4**	**1.8**	**5.0**	**2.5**	**4.3**	**1.8**	**4.5**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1-Toronto (Central)	n/a	25.4	n/a	20.0	n/a	21.5	n/a	**	n/a	21.7
Zone 2-Toronto (East)	n/a	**	n/a	14.7	n/a	**	n/a	**	n/a	13.3
Zone 3-Toronto (North)	n/a	21.7	n/a	18.4	n/a	18.3	n/a	12.0	n/a	18.8
Zone 4-Toronto (West)	n/a	**	n/a	16.5	n/a	16.5	n/a	**	n/a	17.1
Toronto-Former City (Zones 1-4)	n/a	22.9	n/a	18.1	n/a	18.0	n/a	11.0	n/a	18.9
Zone 5-Etobicoke (South)	n/a	**	n/a	18.2	n/a	14.7	n/a	**	n/a	15.9
Zone 6-Etobicoke (Central)	n/a	16.3	n/a	17.1	n/a	14.6	n/a	11.8	n/a	15.0
Zone 7-Etobicoke (North)	n/a	0.0	n/a	13.0	n/a	12.0	n/a	13.6	n/a	12.6
Etobicoke (Zones 5-7)	n/a	10.8	n/a	17.2	n/a	14.1	n/a	13.1	n/a	14.8
Zone 8-York	n/a	21.1	n/a	15.8	n/a	13.8	n/a	7.4	n/a	14.9
Zone 9-East York	n/a	**	n/a	16.0	n/a	14.7	n/a	13.5	n/a	15.5
Zone 10-Scarborough (Central)	n/a	10.4	n/a	14.6	n/a	13.9	n/a	8.0	n/a	13.5
Zone 11-Scarborough (North)	n/a	**	n/a	15.7	n/a	13.1	n/a	9.5	n/a	13.5
Zone 12-Scarborough (East)	n/a	**	n/a	13.6	n/a	14.8	n/a	13.0	n/a	14.1
Scarborough (Zones 10-12)	n/a	10.6	n/a	14.6	n/a	14.0	n/a	10.3	n/a	13.7
Zone 13-North York (Southeast)	n/a	**	n/a	18.7	n/a	14.5	n/a	12.8	n/a	15.6
Zone 14-North York (Northeast)	n/a	29.5	n/a	21.3	n/a	15.7	n/a	13.9	n/a	17.5
Zone 15-North York (Southwest)	n/a	**	n/a	11.9	n/a	11.6	n/a	**	n/a	11.4
Zone 16-North York (N.Central)	n/a	**	n/a	15.9	n/a	14.7	n/a	12.4	n/a	14.9
Zone 17-North York (Northwest)	n/a	**	n/a	14.4	n/a	12.3	n/a	9.2	n/a	12.6
North York (Zones 13-17)	n/a	16.1	n/a	16.4	n/a	13.8	n/a	11.7	n/a	14.5
Rest of Toronto (Zones 5-17)	n/a	15.7	n/a	16.1	n/a	14.0	n/a	11.7	n/a	14.5
Toronto (Zones 1-17)	n/a	21.1	n/a	16.9	n/a	14.9	n/a	11.6	n/a	16.0
Zone 18-Mississauga (South)	n/a	**	n/a	12.3	n/a	11.3	n/a	11.7	n/a	11.6
Zone 19-Mississauga (Northwest)	n/a	**	n/a	**	n/a	19.6	n/a	16.3	n/a	17.7
Zone 20-Mississauga (Northeast)	n/a	**	n/a	21.3	n/a	21.5	n/a	18.0	n/a	20.6
Mississauga City (Zones 18-20)	n/a	9.3	n/a	16.5	n/a	16.7	n/a	15.8	n/a	16.3
Zone 21-Brampton (West)	n/a	**	n/a	19.2	n/a	16.6	n/a	11.6	n/a	16.8
Zone 22-Brampton (East)	n/a	**	n/a	15.4	n/a	15.8	n/a	14.7	n/a	15.6
Brampton City (Zones 21-22)	n/a	**	n/a	17.9	n/a	16.2	n/a	13.1	n/a	16.3
Zone 23-Oakville	n/a	**	n/a	17.2	n/a	15.6	n/a	**	n/a	16.2
Zone 24-Caledon	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 25-R. Hill, Vaughan, King	n/a	**	n/a	13.5	n/a	15.8	n/a	**	n/a	14.4
Zone 26-Aurora, Newmkt, Whit-St.	n/a	**	n/a	12.4	n/a	12.5	n/a	**	n/a	11.4
Zone 27-Markham	n/a	**	n/a	13.3	n/a	15.5	n/a	**	n/a	14.2
York Region (Zones 25-27)	n/a	**	n/a	13.0	n/a	14.5	n/a	**	n/a	13.2
Zone 28-Pickering/Ajax/Uxbridge	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 29-Milton, Halton Hills	n/a	**	n/a	13.3	n/a	11.7	n/a	**	n/a	12.7
Zone 30-Orangeville	n/a	**	n/a	20.6	n/a	13.1	n/a	13.5	n/a	16.0
Zone 31-Bradford, W. Gwillimbury	n/a	0.0	n/a	13.0	n/a	10.8	n/a	**	n/a	11.4
Remaining CMA (Zones 18-31)	n/a	11.7	n/a	16.3	n/a	15.9	n/a	12.5	n/a	15.4
Durham Region	n/a	**	n/a	17.7	n/a	17.0	n/a	8.9	n/a	15.3
York Region	n/a	**	n/a	13.0	n/a	14.5	n/a	**	n/a	13.2
Peel Region	n/a	10.9	n/a	16.9	n/a	16.5	n/a	15.1	n/a	16.3
Halton Region	n/a	20.2	n/a	14.9	n/a	13.5	n/a	11.8	n/a	13.8
Toronto GTA	**n/a**	**20.7**	**n/a**	**16.8**	**n/a**	**15.1**	**n/a**	**11.9**	**n/a**	**15.9**
Toronto CMA	**n/a**	**20.6**	**n/a**	**16.8**	**n/a**	**15.1**	**n/a**	**11.9**	**n/a**	**15.9**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Zone 1 - Oshawa (North)	n/a	**	n/a	**	n/a	13.8	n/a	14.7	n/a	15.6
Zone 2 - Oshawa (S./Central)	n/a	**	n/a	19.6	n/a	18.0	n/a	**	n/a	18.1
Oshawa City (Zones 1-2)	n/a	**	n/a	19.0	n/a	16.3	n/a	**	n/a	17.0
Zone 3 - Whitby	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Zone 4 - Clarington	n/a	**	n/a	**	n/a	21.5	n/a	5.4	n/a	18.8
Oshawa CMA	n/a	**	n/a	17.8	n/a	17.3	n/a	14.7	n/a	17.2

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Toronto CMA - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Centre	1.8	1.0	1.8	1.4
West	1.2	0.9	1.9	1.1
East	1.9	0.7	1.3	1.2
North	1.9	0.9	1.4	1.3
Toronto	1.8	1.0	1.6	1.3
Peel	2.1	1.3	1.5	1.4
Halton	0.6	0.6	1.3	1.1
York	1.8	1.1	1.6	1.5
Durham	1.4	0.4	1.6	2.0
Toronto GTA	**1.8**	**1.0**	**1.6**	**1.4**
Toronto CMA	**1.8**	**1.0**	**1.6**	**1.3**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Toronto CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Centre	1,543	978	1,860	1,203	2,416	1,527	3,046	1,976
West	**	914	1,645	1,044	1,949	1,256	1,725	1,444
East	1,175	862	1,350	1,000	1,624	1,147	1,967	1,290
North	**	871	1,558	1,075	1,972	1,267	2,843	1,467
Toronto	1,428	962	1,704	1,137	2,136	1,341	2,619	1,544
Peel	**	845	1,438	1,101	1,673	1,267	1,957	1,405
Halton	**	904	**	1,160	**	1,324	**	1,562
York	**	852	1,507	1,109	1,799	1,251	2,472	1,388
Durham	**	786	**	978	1,875	1,116	**	1,265
Toronto GTA	**1,428**	**955**	**1,646**	**1,129**	**2,022**	**1,316**	**2,487**	**1,506**
Toronto CMA	**1,428**	**957**	**1,653**	**1,132**	**2,029**	**1,327**	**2,487**	**1,515**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Toronto CMA - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Centre	1,517	1,543	1,692	1,860	2,237	2,416	3,242	3,046	2,082	2,185
West	**	**	1,477	1,645	1,646	1,949	1,773	1,725	1,648	1,813
East	**	1,175	1,333	1,350	1,511	1,624	1,610	1,967	1,447	1,546
North	**	**	1,502	1,558	1,915	1,972	1,644	2,843	1,829	1,860
Toronto	1,459	1,428	1,588	1,704	2,011	2,136	2,251	2,619	1,892	1,983
Peel	**	**	1,328	1,438	1,624	1,673	2,080	1,957	1,567	1,641
Halton	**	**	1,366	**	1,884	**	**	**	1,883	1,865
York	**	**	1,323	1,507	1,837	1,799	2,350	2,472	1,707	1,755
Durham	**	**	**	**	1,563	1,875	**	**	1,613	1,625
Toronto GTA	**1,430**	**1,428**	**1,492**	**1,646**	**1,921**	**2,022**	**2,292**	**2,487**	**1,820**	**1,883**
Toronto CMA	**1,430**	**1,428**	**1,510**	**1,653**	**1,945**	**2,029**	**2,371**	**2,487**	**1,839**	**1,901**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Toronto CMA - October 2016

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Toronto				
3 to 99 Units	2.1	1.0	2.0	1.4
100 to 199 Units	1.7	0.9	1.3	0.9
200 to 299 Units	1.5	0.7	1.6	1.8
300 to 399 Units	2.1	1.0	1.3	1.1
400 to 499 Units	2.7	0.9	0.8	1.2
500+ Units	1.0	1.2	1.3	1.2
Total	1.8	1.0	1.6	1.3
Toronto GTA				
3 to 99 Units	1.8	1.0	1.9	1.4
100 to 199 Units	2.1	1.0	1.3	1.0
200 to 299 Units	1.6	0.9	1.6	1.7
300 to 399 Units	1.9	1.0	1.4	1.1
400 to 499 Units	2.4	1.1	0.8	1.3
500+ Units	1.0	1.2	1.3	1.2
Total	1.8	1.0	1.6	1.4
Toronto CMA				
3 to 99 Units	1.9	1.0	1.9	1.4
100 to 199 Units	2.1	1.0	1.3	1.0
200 to 299 Units	1.6	0.9	1.6	1.8
300 to 399 Units	1.9	1.0	1.4	1.1
400 to 499 Units	2.4	1.1	0.8	1.3
500+ Units	1.0	1.2	1.3	1.2
Total	1.8	1.0	1.6	1.3

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Toronto CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Centre	125,277	134,664	48,328	56,331	38.6	41.8	1.8	1.0
West	29,676	31,759	7,579	8,754	25.5	27.6	1.2	0.9
East	33,432	34,044	6,622	7,331	19.8	21.5	1.9	0.7
North	64,391	66,593	19,134	20,164	29.7	30.3	1.9	0.9
Toronto	252,776	267,060	81,904	92,658	32.4	34.7	1.8	1.0
Peel	42,875	43,307	10,965	12,399	25.6	28.6	2.1	1.3
Halton	14,748	16,183	2,713	2,918	18.4	18.0	0.6	0.6
York	32,952	35,445	8,778	9,548	26.6	26.9	1.8	1.1
Durham	6,152	6,139	939	1,055	15.3	17.2	1.4	0.4
Toronto GTA	**349,503**	**368,134**	**105,317**	**119,893**	**30.1**	**32.6**	**1.8**	**1.0**
Toronto CMA	**338,843**	**357,385**	**103,391**	**116,685**	**30.5**	**32.6**	**1.8**	**1.0**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Toronto CMA - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Toronto								
3 to 99 Units	20,866	21,794	3,803	3,935	18.2	18.1	2.1	1.0
100 to 199 Units	52,334	53,525	11,274	12,018	21.5	22.5	1.7	0.9
200 to 299 Units	61,529	64,397	16,736	17,815	27.2	27.7	1.5	0.7
300 to 399 Units	47,498	51,395	18,895	21,560	39.8	41.9	2.1	1.0
400 to 499 Units	29,649	32,552	12,382	14,452	41.8	44.4	2.7	0.9
500+ Units	40,900	43,397	18,634	21,891	45.6	50.4	1.0	1.2
Total	252,776	267,060	81,904	92,658	32.4	34.7	1.8	1.0
Toronto GTA								
3 to 99 Units	33,475	35,219	5,646	6,214	16.9	17.6	1.8	1.0
100 to 199 Units	84,804	85,620	17,352	17,832	20.5	20.8	2.1	1.0
200 to 299 Units	90,661	94,513	23,422	25,310	25.8	26.8	1.6	0.9
300 to 399 Units	60,979	65,956	23,344	27,009	38.3	41.0	1.9	1.0
400 to 499 Units	35,851	40,071	15,283	17,921	42.6	44.7	2.4	1.1
500+ Units	43,733	46,755	19,908	23,554	45.5	50.4	1.0	1.2
Total	349,503	368,134	105,317	119,893	30.1	32.6	1.8	1.0
Toronto CMA								
3 to 99 Units	29,528	31,419	5,020	5,581	17.0	17.8	1.9	1.0
100 to 199 Units	80,212	80,855	16,547	16,820	20.6	20.8	2.1	1.0
200 to 299 Units	88,540	92,329	22,968	24,757	25.9	26.8	1.6	0.9
300 to 399 Units	60,979	65,956	23,344	27,009	38.3	41.0	1.9	1.0
400 to 499 Units	35,851	40,071	15,283	17,921	42.6	44.7	2.4	1.1
500+ Units	43,733	46,755	19,908	23,554	45.5	50.4	1.0	1.2
Total	338,843	357,385	103,391	116,685	30.5	32.6	1.8	1.0

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Toronto CMA - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Toronto CMA										
Single Detached	**	**	**	**	1,482 c	1,584 d	1,820 b	1,843 b	1,748 b	1,786 b
Semi detached, Row and Duplex	**	**	1,049 c	**	**	**	1,524 a	1,846 c	1,469 a	1,748 c
Other-Primarily Accessory Suites	**	**	972 b	946 d	1,244 b	1,157 d	**	**	1,039 b	919 d
Total	**	**	988 b	1,056 d	1,379 b	1,501 c	1,656 a	1,845 b	1,453 b	1,583 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Toronto CMA - October 2016

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-15	Oct-16
Toronto CMA		
Single Detached	42,516 b	41,600 c
Semi detached, Row and Duplex	57,622 b	64,020 c
Other-Primarily Accessory Suites	31,937 c	**
Total	132,075	132,688

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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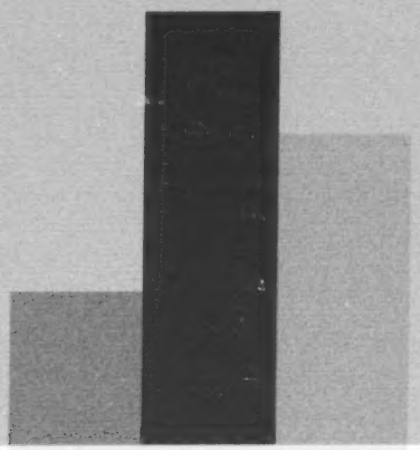

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